

**Pier Point Village 2**  
Board of Directors Meeting Minutes  
Office of CPMG  
March 22, 2023 at 11:00 AM

**Board members present:** Cynthia Haynes, and Janet Culp

**Board members absent and excused:** Jim Chavez

**CPMG:** Debra Vickrey, Association Manager and Virginia Johnson, Association Manager

Quorum of Board of Directors established. Meeting called to order at 11:00 AM by Cynthia Haynes. Minutes were taken and transcribed by Debra Vickrey.

**Minutes:** September 28, 2022

- **Motion** to approve the minutes was made by Cynthia Haynes, seconded by Janet Culp and passed unanimously.

**Election of Officers:**

- **Motion** to elect the following officer was made by Janet Culp, seconded by Cynthia Haynes and passed unanimously:
  - Cynthia Haynes, President

**Homeowner Forum:** 3 attendees

- There was discussion about asphalt patching due to previous sewer repairs.
- Concerns were raised about children in the street and minor vandalism from lack of supervision.
- The cost of HOA insurance was discussed.

**Presidents Report:** None

**Association Manager's Report:** Debra Vickrey

- Update on monthly operations.
- Debra announced that Virginia Johnson will be become he manager for Pier Point 2 beginning on May 1, 2023.

**Discussion Items/Old Business:**

- The Board discussed the need for siding replacement for the buildings not previously replaced. Funding options will need to be explored. CPMG was directed to get quotes for the replacement.
- **Motion** to approve the Assured partner 2023 – 2024 insurance renewal in the amount of \$127,196 was made by Cynthia Haynes, seconded by Janet Culp and passed unanimously.

**Contracts/Proposals:**

- No action was taken to engage a pet waste service. Will be reconsidered at budget time this fall.
- **Motion** to approve the SaveATree proposal in the amount of \$4,990 for plant health care was made by Janet Culp, seconded by Cynthia Haynes and passed unanimously.
- **Motion** to approve the SaveATree proposal in the amount of \$4,992 for tree trimming was made by Janet Culp, seconded by Cynthia Haynes and passed unanimously.
- No action taken on the Manning Construction proposal for unit 3932A deck. The Board requested a new proposal for minor repairs and staining only.
- **Motion** to approve the Manning Construction proposal in the amount of \$1,488.00 for fence repairs at 3912 #E was made by Cynthia Haynes, seconded by Janet Culp and passed unanimously.
- **Motion** to approve the Collegiate Services proposal in the amount of \$4,450 for gutter cleaning was made by Cynthia Haynes, seconded by Janet Culp and passed unanimously.

**Financials/Legal:**

- **Motion** to accept the October – December final 2022 financials presented by CPMG, subject to audit, was made by Cynthia Haynes, seconded by Janet Culp and passed unanimously.
- **Motion** to accept the January – February 2023 financials presented by CPMG, subject to audit, was made by Cynthia Haynes, seconded by Janet Culp and passed unanimously.

**Correspondence:** None

**Architectural Requests:** None

**Adjournment:** 11:59 AM

**Next meeting:** May 24, 2023

Minutes approved:

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President

Date