

Pier Point 8 Association
Board of Directors Meeting Minutes
October 6, 2022 at 5:30 PM
Via zoom

Board members present: Ben Streltzer, Patricia Buhring, Robert Sholler and Andrea Rice

CPMG: Debra Vickrey, AMS, PCAM – Association Manager

Quorum of Board of Directors established. Meeting called to order at 5:30 PM. by Patricia Buhring. Minutes were taken and transcribed by Debra Vickrey.

Minutes: July 28, 2022

- **Motion** to approve the minutes was made by Patricia Buhring, seconded by Ben Streltzer and passed unanimously.

Homeowner Forum: None

Presidents Report:

- Patricia spoke about the block party planned by one of the new residents.

Association Manager's Report: Debra Vickrey

- Update on monthly operations.

Pier Point 7 Report: No report.

Discussion Items:

- **Motion** to adopt the revised Covenant Enforcement Policy was made by Ben Streltzer, seconded by Robert Sholler and passed unanimously.
- **Motion** to adopt the revised Conduct of Meeting Policy was made by Ben Streltzer, seconded by Robert Sholler and passed unanimously.
- **Motion** to adopt the revised Collection Policy was made by Ben Streltzer, seconded by Robert Sholler and passed unanimously.
- **Motion** to adopt a Resolution to modify the interest rate was made by Ben Streltzer, seconded by Robert Sholler and passed unanimously.

Contract Proposals:

- **Motion** to approve the 2022-2023 Supreme Commercial snow contract was made by Ben Streltzer, seconded by Patricia Buhring and passed unanimously.
- **Motion** to approve the 2023 CPMG Management Agreement in the amount of \$16,788 was made by Andrea Rice, seconded by Patricia Buhring and passed unanimously.
- **Motion** to approve the Prep-Rite Painting proposal in the amount of \$126,495 for a full repaint was made by Ben Streltzer, seconded by Patricia Buhring and passed unanimously.
- **Motion** to approve the Collegiate Services gutter cleaning proposal in the amount of \$1,804 was made by Robert Scholler, seconded by Andrea Rice and passed unanimously.

- **Motion** to approve the Aspen Reserves proposal in the amount of \$2,880 for a reserve study was made by Ben Streltzer, seconded by Andrea Rice and passed unanimously.

Financials/Legal:

- **Motion** to accept the July – August 2022 financials presented by CPMG, subject to audit, was made by Patricia Buhring, seconded by Ben Streltzer and passed unanimously.
- **Motion** to adopt the 2023 Budget with a 16% increase was made by Ben Streltzer, seconded by Patricia Buhring and passed unanimously.

Architectural Requests:

- **Motion** to deny the request from 4062 #A to install a kitchen exhaust that penetrates the siding in the courtyard was made by Patricia Buhring, seconded by Robert Scholler and passed unanimously.
- **Motion** to deny the request from 4062 #A to install a pellet stove was made by Robert Scholler, seconded by Patricia Buhring and passed unanimously.
- The Board agreed to install a handicap railing at unit 4062 #A so the homeowner request was not approved.

Adjournment: 6:40 PM.

Next meeting: Annual meeting October 27, 2022

Minutes approved:

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|-------------------------|---------------|
| <i>Patricia Buhring</i> | 01/27/2023 |
| _____ President | _____ Date |