

## **PIER POINT VILLAGE 2**

### **2020 ANNUAL MEETING**

**November 10, 2020**

**CPMG Office Lobby 2620 S. Parker Rd., Aurora, CO 80014**

#### **Board members present:**

President:	Sue Johnson
Vice President/Treasurer:	Karen Reich
Secretary:	Mary Sebastian
Member at Large:	Cynthia Haynes

**CPMG:** Debra Vickrey, Association Manager and John Wolfrum, Assistant. Lynda Reifman, CPMG President.

Meeting called to order at 6:05 p.m. by Sue Johnson. Minutes taken and transcribed by Mary Sebastian.

**Quorum:** There were six proxies and nine homeowners present, which included the Board Members. Quorum was established.

**Introductions:** Board members and the CPMG team introduced themselves, as well as the homeowners present.

#### **Annual Minutes: 2019**

- **Motion** to approve the 2019 minutes was duly made, seconded and passed unanimously.

#### **President's Report:** Sue Johnson

- Sue spoke about what has gotten accomplished so far this year including tree removals, decks replaced and getting gutters cleaned.
- Accident: Getting the fence repaired from the accident was delayed until we found we could not get the name of the hit and run driver responsible for the damage. The Association will have to absorb the full amount of the damage, as it is less than our insurance deductible. The exterior, not including windows, of the home damaged from the accident will also be repaired by the Association.

#### **Financial Report and Budget Presentation:**

- An update was given on the financial state of the Association by Debra Vickrey. With the transition from Cherry Creek Professionals, numbers can't be completely verified at this time.
- An audit is scheduled for 2020 financials.
- Budgeting will need to be done for repaving, painting and gutter repair.

**Manager's Report:** Debra Vickrey, AMS, PCAM

- Debra explained the number of activities that will take place over the next several months during the transition to CPMG.
- A reserve study will be scheduled to provide a guideline for future capital expenditures.

**Election:**

- With the resignation of Sue Johnson, three board positions were open.
- Karen Reich expressed interest in reelection.
- Zuleika Duhaney volunteered to join the board.
- **Motion** to close nominations was duly made, seconded and passed unanimously.
- **Motion** to elect, by acclamation, Karen Reich and Zuleika Duhaney to 3-year terms was duly made, seconded and passed unanimously.
- One position remains vacant.

**Election of Officers:**

- **Motion** to elect the following officers was made by Sue Johnson, seconded by Cynthia Haynes and passed unanimously;
  - Karen Reich, President
  - Mary Sebastian, Secretary

**Homeowner Forum:**

- Concerns were raised about getting siding repaired when painting is done. CPMG recommended the use of two separate companies, as painters are usually not repairmen. Since the homes are older, there is considerable repairs to be made before next painting.
- Trash was also discussed. Our trash prices are escalating and we are also likely to have to eventually put our cans out in the street. The pandemic put all that on hold and we are getting extra months of the trucks coming up to the garages for pickup. We continue to take advantage of this service for as long as possible.
- One homeowner wondered what to do about mouse problems. Homeowner needs to plug all holes to the outside.

**Adjournment:** 6:38

Minutes approved: \_\_\_\_\_

President

Date