

Pier Point Village 2
Board of Directors Meeting Minutes
Office of CPMG
September 28, 2022

Board members present: Cynthia Haynes, Janet Culp, and Jim Chavez
Board members absent: None

CPMG: Korey Bueng – Association Manager

Quorum of Board of Directors established. Meeting called to order at 11:02 AM by Cynthia Haynes. Minutes were taken and transcribed by Korey Bueng.

Guest: Virginia Johnson from CPMG was present.

Minutes: July 27, 2022

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

Homeowner Forum: There were no owners present.

Presidents Report: Cynthia Haynes discussed some of Pier Point 2's current projects, including removal of three trees along S. Atchison Way, the Community's on-site handyman potentially moving out of the city, and various snow removal issues.

Association Manager's Report: Korey Bueng

- Update on monthly operations.

Discussion Items/Old Business:

- The Board discussed the current vacancies on the Board of Directors. There was no one interested in joining at this time. Cynthia Haynes is up for re-election at the annual meeting.

Contracts/Proposals:

- On a motion duly made, seconded and unanimously carried it was resolved to approve the proposal from Front Range Property Solutions to replace siding and trim and paint them to match at 3810 #C in the amount of \$1,750.00.
- On a motion duly made, seconded and unanimously carried it was resolved to approve the proposal from Front Range Property Solutions to power wash and stain a section of fence outside of 3820 #D in the amount of \$1,350.00.
- On a motion duly made, seconded and unanimously carried it was resolved to approve the proposal from Manning Construction to power wash and stain 3850 #C's deck, as well as repair siding and paint the wall in the amount of \$1,580.00.
- On a motion duly made, seconded and unanimously carried it was resolved to approve the snow removal contract for the 2022-2023 season from Landtech.
- On a motion duly made, seconded and unanimously carried it was resolved to approve the policy for disclosure and copying of records pursuant to HB1137.

- On a motion duly made, seconded and unanimously carried it was resolved to approve the policy for covenant and rule enforcement pursuant to HB1137.
- On a motion duly made, seconded and unanimously carried it was resolved to approve the meeting policy pursuant to HB1137.
- On a motion duly made, seconded and unanimously carried it was resolved to approve the policy for collection of assessments pursuant to HB1137.

Financials/Legal:

- **Motion** to accept the August 2022 financials presented by CPMG, subject to audit, was made by Cynthia Haynes, seconded by Jim Chavez and passed unanimously.
- On a motion duly made, seconded and unanimously carried it was resolved to approve the 2023 budget, with a 5% increase in homeowner dues.
- On a motion duly made, seconded and unanimously carried it was resolved to approve an 18-month payment plan for a unit provided by Alcock Law.

Correspondence:

- The Board resolved to table a landscaping request from 3890 #E due to lack of information.


Architectural Requests:

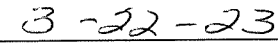
- On a motion duly made, seconded and unanimously carried it was resolved to approve 3820 #A's architectural request to replace their garage door panels.

Adjournment: 12:45 PM

Next meeting: October 27, 2022 at 11:00 AM - Annual - Offices of CPMG

Minutes approved:


President


Date

Pier Point 2

January 18, 2023 meeting cancelled due to lack of quorum. Next scheduled meeting March 22, 2023 at 11:00 AM to be held at the CPMG Office.