

PIER POINT VILLAGE TWO HOMEOWNERS ASSOCIATION

Board of Directors Meeting

CPMG Office

2620 S Parker Rd, Suite 105

Aurora, CO 80014

March 24, 2021, 11 AM

Board Members:

- **All Present:** Karen Reich, Mary Sebastian, Cynthia Haynes and Zuleika Duhaney

CPMG Staff Present: Debra Vickrey, AMS, PCAM, Association Manager

Quorum of Board of Directors established. Meeting called to order at 11 AM. Minutes were taken and transcribed by Mary Sebastian.

Meeting Minutes: February 23, 2021

- **Motion** was made to approve minutes by Mary Sebastian, seconded by Cynthia Haynes and unanimously approved.

Homeowner Forum: No non-board Association members were in attendance.

Special Insurance Presentation:

- Ryan Hurley, from Assured Partners advised the board on how to save the Association on insurance costs.
- Topics covered included:
 - Loss History
 - Frequency Issues
 - Adding Resolution to Association Documents that determines Primary Responsibility
 - International Fire Code
 - Insurance Gap that covers volunteers
 - Deductible amounts

President's Report:

- Karen commented on the bulletin board on west side of village that was replaced and looks good.

Manager's Report:

- **Snow Removal:** Debra expressed the difficulty that all companies were having as a result of the huge snowfall of March 14. Companies reported equipment failure due to the amount and weight of snow.

- **Governing Documents:**
 - **Motion** to adopt the state required governance policies was made by Cynthia Haynes, seconded by Mary Sebastian and passed unanimously.
- **Rules Update:** A special work session will be scheduled in April.
- **Tree Trimming:** Underway for all of Village 2
- **Reserve Study:** Still awaiting the results
- **Aurora Water Bill:** Documents and checks were signed to align the water accounts.

Financials:

- **Motion** to accept the February 2021 financials, prepared by CPMG, subject to audit, was made by Mary Sebastian, seconded by Cynthia Haynes and passed unanimously.

Contracts:

- **Concrete:**
 - **Motion** to approve the estimate for concrete repair from Precision Concrete Company in the amount of \$10,928.13 made by Mary Sebastian, seconded by Cynthia Haynes and accepted unanimously. CPMG was asked to get a separate bid for walk replacements where recommended.
- **Insurance:**
 - **Motion** to approve the Assured Partners Insurance policy contract for 2021 in the amount of \$75,665.83, with a 5% wind/hail deductible was made by Karen Reich, seconded by Cynthia Haynes and unanimously adopted.


Board action between meetings:

- Architectural request for window and sliding door replacements approved for 3890 C.

Adjournment: Meeting adjourned at 12:45 PM.

Next meeting: April 28, 2021 at 11 AM.

Minutes approved:



President



Date