

PIER POINT VILLAGE TWO HOMEOWNERS ASSOCIATION

Board of Directors Meeting

CPMG Office

2620 S Parker Rd, Suite 105

Aurora, CO 80014

April, 28, 2021, 11 AM

Board Members:

Present: Karen Reich, Mary Sebastian, and Zuleika Duhaney

Absent: Cynthia Haynes

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: March 24, 2021

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

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

President's Report:

- Trip hazards removed from sidewalks. Precision Concrete was good!
- Rocky Mountain Tree Care has finished the tree trimming.

Manager's Report:

- **Governing Documents:** Sent to all homeowners
- **Rules Update:** A special work session will be scheduled in May
- **Reserve Study:** Still waiting on the results
- **Aurora Water Bill:** Auto payment still isn't straight, but is getting paid with check each cycle.
- **Contracts:** Proposals for contracts amassed for board decisions

Financials:

- **Motion** to accept the March 2021 financials, prepared by CPMG, subject to audit, was made by Mary Sebastian, seconded by Zuleika Duhaney and passed unanimously.

Insurance Deductible:

- **Motion** to adopt an Insurance Deductible Resolution was made by Karen Reich, seconded by Mary Sebastian and passed unanimously.

Contracts:

- **Land Tech:**
 - **Motion** to approve the contract for improvements by Land Tech in the amount of \$5,649 was made by Karen Reich, seconded by Mary Sebastian and passed unanimously.
- **Rocky Mountain Tree Care:**
 - **Motion** to approve tree removal at 3952 C by Rocky Mountain Tree Care in the amount of \$2,015 made by Mary Sebastian, seconded by Zuleika Duhaney and passed unanimously.
- **Heritage Roofing and Contracting:**
 - **Motion** to approve gutter cleaning by Heritage Roofing and Contracting in the amount of \$4,250 made by Karen Reich, seconded by Mary Sebastian and passed unanimously.
- **DAS Asphalt and Concrete:**
 - **Motion** to approve the estimate for concrete sidewalk replacement by DAS Asphalt and Concrete for the amount of \$9,743.43 made by Mary Sebastian, seconded by Zuleika Duhaney and accepted unanimously.

Decks:

- Debra has not heard from Manning Construction so will obtain other bids for deck replacement or repair at 3800 D, 3942 D (both decks), 3942 E and 3932 D.

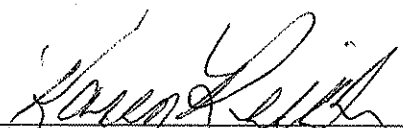
Hearing:

- **Noise complaint:** 3922 B - Motion to dismiss fine accepted by Karen Reich, seconded by Zuleika Duhaney and passed unanimously.

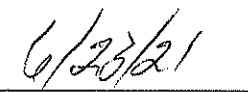
Adjournment: Meeting adjourned at 11:45 am.

Next meeting: June 23, 2021.

Minutes approved:



President



Date