

**Balterra Condominiums**  
Annual Members Meeting  
Clubhouse  
October 18, 2018

**Call to Order and Establish Quorum:** President, Bradley Hanson, called the meeting to order at 6:30 p.m. in the Clubhouse at Balterra. Quorum was established with 18 attendees and 26 valid proxies. Minutes taken and transcribed by Debra Vickrey.

**Board Members Present:** Bradley Hanson, Tony Johnson and Steve O'Hair

**CPMG Team Present:** Debra Vickrey, Association Manager, Lynda Reifman, CPMG President and John Wolfrum and Brittany Chiles, Assistants.

**Approval of 2017 Annual Meeting Minutes:**

- No motion was made because there was no quorum to have a duly called meeting in 2017.

**Annual Report:** President, Bradley Hanson

- Brad detailed the reasons the Board selected a new management company including lack of attention to delinquent accounts, inability to get information in a timely manner, and concerns regarding financial management.
- He summarized the 2019 goals for the property.

**Financial Report:** Tony Johnson, Treasurer

- Tony gave a financial update and answered questions.

**Board Member Election:** Debra Vickrey

- Debra explained that there was one position open for election which is currently held by Bradley Hanson. When asked, Bradley stated he was interested in reelection.
- Debra asked if there were any nominations from the floor. None were given.
- **Motion** to close nominations was duly made, seconded and passed unanimously.
- **Motion** to elect Bradley Hanson by acclamation for a one-year term was duly made, seconded and passed unanimously.

**Homeowner Forum:** 18 Attendees

- Maintenance issues were reported.
- There was a report of coyotes in the area.
- Issues raised included landscaping problems, concerns about snow removal, pet owners who were not picking up pet waste, and illegal dumping at the dumpsters.
- There were questions about the upcoming roof replacement and insurance claim.
- Debra explained the function of a reserve study.

**Adjournment:** 7:35 p.m.

**Call to Order and Establish Quorum:** President, Bradley Hanson, called the meeting to order at 7:45 p.m. in the Clubhouse at Balterra. Quorum was established. Minutes taken and transcribed by Debra Vickrey.

**Board Members Present:** Bradley Hanson, Tony Johnson and Steve O'Hair

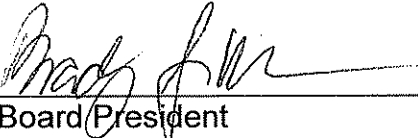
**CPMG Team Present:** Debra Vickrey, Association Manager

**Election of Officers:**

- **Motion** to elect the following officers was made by Bradley Hanson, seconded by Steve O'Hair and passed unanimously:
  - Bradley Hanson, President
  - Steve O'Hair, Vice President
  - Tony Johnson, Treasurer

**Adjournment:** 7:55 p.m.

Minutes approved:

	10-17-19
Board President	Date