

Balterra Condominiums Association
Board of Directors Meeting Minutes
March 21, 2019 at Clubhouse
5:30 p.m. Executive Session (Board Only)
6:00 p.m. Regular Board Meeting

Call to order:

- Executive meeting called to order at 5:00 p.m. by Bradley Hanson. Quorum of the Board of Directors established.

Board members present: Bradley Hanson, Tony Johnson and Steve O'Hair

CPMG Staff: Debra Vickrey, CAM, AMS, PCAM - Association Manager

Topics:

- Legal matters – Collections

Adjournment: 5:50 p.m.

Call to order:

- Meeting called to order at 6:00 p.m. by Bradley Hanson. Quorum established as above.

Meeting Minutes: February 7, 2019

- **Motion** to approve the meeting minutes was made by Steve O'Hair, seconded by Tony Johnson and passed unanimously.

President's Report: Bradley Hanson

- Brad gave an overview of the installation of new fitness equipment.

Association Managers' Report: Debra Vickrey

- Debra gave an update on daily operations.

Discussion Items:

- Debra gave a brief update on the roofing project due to start the first week of May.
- **Motion** to adopt the revised rules and regulations was made by Bradley Hanson, seconded by Tony Johnson and passed unanimously.
- The Board directed CPMG to work with the reserve study consultant to revise the report to include the expected new roof and the painting of the buildings.

Contracts:

- **Motion** to approve the Comcast Service Agreement and the Compensation Agreement for a period of 12 years was made by Bradley Hanson, seconded by Steve O'Hair and passed unanimously.
- **Motion** to approve the Zenith painting proposal in the amount of \$163,995.00 was made by Steve O'Hair, seconded by Bradley Hanson and passed unanimously. CPMG was directed to acquire an additional painting bid for the metal railings.

- **Motion** to approve the Fitness Gallery proposal in the amount of \$25,399.44 for new equipment was made by Bradley Hanson, seconded by Steve O'Hair and passed unanimously.
- The Board discussed the rate increase for Alpine trash which is 5% effective April 1, 2019.
- **Motion** to approve the Moody Insurance renewal in the amount of \$77,824.00 was made by Steve O'Hair, seconded by Bradley Hanson and passed unanimously.

Financials/Legal:

- **Motion** to approve the January & February 2019 financials prepared by CPMG, subject to audit, was made by Bradley Hanson, seconded by Tony Johnson and passed unanimously.
- **Motion** giving authorization for the Board President to close the Ameriprise account and transfer the funds to the reserve account at Mutual of Omaha was made by Steve O'Hair, seconded by Tony Johnson and passed unanimously.
- **Motion** to approve sending the following accounts to Moeller Graf for collections was made by Bradley Hanson, seconded by Steve O'Hair and passed unanimously;
 - 19303 #308
 - 2675 #304
 - 2662 #211

Architectural Requests: None

Correspondences: None

Hearings:

- **Motion** to assess the fine for 2682 S Cathay Way #203 for the third violation for trash in the breezeway was made by Bradley Janson, seconded by Tony Johnson and passed unanimously.
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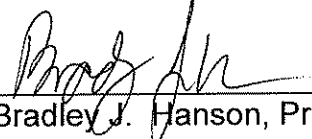
Homeowner Forum – 2 attendees

- A homeowner expressed concerns that an excessive amount of ice melt was used causing the breezeways to be oily and dirty.

Adjournment: 7:15 p.m.

Next meeting: March 21, 2019 at 6:00 PM

Minutes approved:



 Bradley J. Hanson, President

5-16-19

 Date