

Balterra Condominiums Association
 Board of Directors Meeting Minutes
 March 21, 2024
 5:30 p.m. Board Meeting
 Via Zoom

Board members present: Anthony Johnson and Alisha Thomas

CPMG: Debra Vickrey, AMS, PCAM – Association Manager

Quorum of Board of Directors established. Meeting called to order at 5:30 PM. by Anthony Johnson. Minutes were taken and transcribed by Debra Vickrey.

CPMG Portal Presentation: Virginia Johnson, AMS, PCAM Project Manager

- Virginia presented the features of the new CPMG homeowner portal. The Board agreed to sign on for Balterra.

Minutes: January 18, 2024

- **Motion** to approve the minutes was made by Anthony Johnson, seconded by Alisha Thomas and passed unanimously.

Manager's Report:

- Debra gave a summary of activities on the property.
- She summarized the ballot efforts which were successful.

Contracts:

- **Motion** to approve the Assured Partners 2024-2025 insurance renewal Option 1 in the amount of \$118,506 was made by Anthony Johnson, seconded by Alisha Thomas and passed unanimously.

Financials/Legal:

- **Motion** to approve the December 2023 final financials, prepared by CPMG, subject to audit, was made by Alisha Thomas, seconded by Anthony Johnson and passed unanimously.
- **Motion** to approve the January - February financials, prepared by CPMG, subject to audit, was made by Alisha Thomas, seconded by Anthony Johnson and passed unanimously.

Homeowner Forum: No attendees

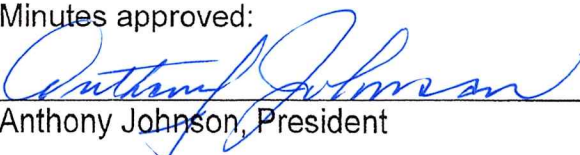
Adjournment: 6:04 PM

Next meeting: May 23, 2024

Board actions between meetings:

- The Board approved the architectural request from 2672 S Cathay Way #202 to replace the garage door.

Minutes approved:


 Anthony Johnson, President

16 May 2024
 Date