

Balterra Condominiums Association
Board of Directors Meeting Minutes
July 18, 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.

Minutes: May 16, 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.

Financials/Legal:

- **Motion** to approve the May - June financials, prepared by CPMG, subject to audit, was made by Alisha Thomas, seconded by Anthony Johnson and passed unanimously.

Contracts:

- **Motion** to approve the Aspen Reserves proposal in the amount of \$4,450 for a reserve study was made by Alisha Thomas, seconded by Anthony Johnson and passed unanimously.

Homeowner Forum: 4 attendees

- There were question about when the breezeways would be power washed. Requests for bids have already gone out.
- Owners were concerned about the rusting railings. Board will discuss this project at budget time in the fall.
- There was discussion about the continued trash mess outside of the dumpsters from residents and illegal dumping.
- There was a question about tree trimming. Debra responded that takes place in the fall except for small corrections.

Adjournment: 6:07 PM

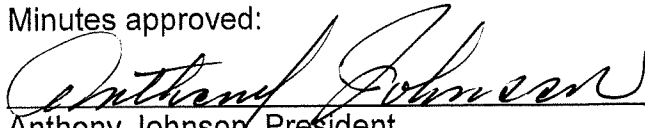
Next meeting: September 19, 2024

Board actions between meetings:

- The Board approved the Landtech proposal in the amount of \$2,100 for an additional shrub trimming.
- The Board approved the Advanced pools and Spa proposal in the amount of \$\$15,570 for a repair on the sump pump and pool light.
- The Board approved the CPS proposal in the amount of \$4,710 to power wash the breezeways.

- The Board approved the WDR Construction proposal in the amount of \$2,814.15 for siding repairs at 2675 Danube #208.

Minutes approved:



Anthony Johnson, President

17 Sept 2024

Date