

SIERRA HEIGHTS HOMEOWNER'S ASSOCIATION
MINUTES OF THE 2024 ANNUAL MEETING
May 2, 2024
6:30 PM

I. CALL TO ORDER – Troy Knickerbocker, President

- a. Call to order at 6:38 pm.
- b. It was announced that we had 54 proxies plus 3 members in attendance for a total of 57, which exceeds the 10% of members (17) needed to have a quorum.
- c. Welcome and introduction of current board members.
- d. Current board members present: Troy Knickerbocker, Marcos (Rocky) Valdes, Dan Gutierrez, Leticia (Letty) Vacek and Mary Kelly.
- e. Committee members present: Klaus Bartels and Lee Bartels.
- f. Committee members absent: Mervat Mansour, Annette Oliver
- g. Other SHHOA members present introduced themselves – Jenny Swilley, Gloria and Al Trevino.
- h. Klaus announced that Frank Chen and Chad Skeeters would receive an Outstanding Volunteer certificate, which provides a free clubhouse rental. This is because they each volunteered over 8 hours of work supporting maintenance and upgrade of our facilities over the past year.

II. MEETING MINUTES

- a. Mary made a motion to approve the 2023 annual member meeting minutes and Letty seconded the motion. All the attendees approved the 2023 annual member meeting minutes, which will be posted on the SHHOA website.

III. MEMBER'S DISCUSSION FORUM

Troy opened the floor to any questions/comments from the members.

- Jenny asked how much it was to resurface and add new waterline tiles to the two pools and Klaus stated around \$45k. She commented that it looks very nice and well-kept along with the grounds.
- Klaus mentioned that a member's guests during a clubhouse party in early April hung on the kids' basketball hoop and broke it, so they did community service including cleaning all the big sliding door windows.
- Troy brought up the idea of a community garden but said that would be a discussion for a different day.

IV. COMMITTEE REPORTS

- a. Membership Report – Lee Bartels. Lee's report was given by Mary (attached).
- b. Clubhouse Reservations Report – Klaus reported for Mervat Mansour.
 - Klaus said we made ~\$2500 last fiscal year for clubhouse rentals.
 - Klaus stated there are three reservations upcoming in May. Also, the number of reservations is increasing each year due to the attractiveness of the 2nd floor as well as the outdoor covered patio.
 - The Board agreed to keep the reservations at \$100 per day for the clubhouse and \$20 per day for the outdoor covered patio with grill.

- c. Financial Reports – Mary Kelly, Treasurer
 - Reviewed SHHOA Budget for 2023-2024.
 - Discussed the proposed budget for 2024 - 2025 and that our insurance premiums have increased significantly.
 - Stated that we were slightly shy of the \$27,500 set-aside we must keep to cover the \$25k insurance deductible plus the \$2,500 minimum we must keep in the money market account.
- d. Maintenance and Facilities Report – Klaus Bartels
 - See attached Annual Facilities Maintenance Report.
 - Klaus also provided a PowerPoint presentation of the most significant maintenance/repairs/upgrades that were done over the past year, his assessment of the overall condition of SHHOA facilities, and possible capital improvement/major maintenance projects for this budget year.
- e. Special Activities – Klaus Bartels
 - Klaus stated he will hold another Kids Science/Engineering Activity either in late May or early June and would include ages 6-14. Details will be provided in a future email to members.
 - Klaus said that social tennis will continue on Thursday and Sunday evenings.
 - A summer kids tennis camp will be held by tennis professional Josh Horn in early June. Details will be provided in a future email to members.

V. OTHER BUSINESS

- a. Discussion regarding pickleball guests (of members) came up and whether guests are playing regularly at the courts. It was unknown to Troy. Klaus stated that there is a large group of pickleball players that use the courts on Tuesday and Thursday evenings and to his knowledge most are guests of one of our members and the guests do not live in Crownridge and are not eligible for membership. Mary suggested that if a guest is playing weekly, it might be good to have that person make a voluntary contribution. Letty said that other pickleball players are charged \$20, for example, at other HOA facilities. Troy and Klaus were not in favor of charging guests. This was tabled for a future discussion.
- b. Topic of a tennis court reservation system was brought up to Troy and Klaus by Chad Skeeters. Klaus said someone would need to volunteer to set up and manage a reservation system. Klaus also stated that he rarely gets a complaint about having to wait to use a tennis court. Also, the facility rules state that players on the court must limit their play to 75 minutes maximum if someone is waiting. Troy said he really was not in favor of doing this but would discuss it later.
- c. Klaus stated that the Lutheran High School tennis team ended up not using the tennis courts as much as they anticipated due to not advancing past the regional finals. However, they were very thankful to be able to use the courts using the new Guest Pass policy.

VI. ACTION ITEMS

Election of Board Members for 1 May 2024 – 30 April 2025. The SHHOA Bylaws specify that the Board may include up to five members. There were no new nominations from the floor or by proxy. Nominees are:

- Mary Kelly
- Dan Gutierrez
- Leticia (Letty) Vacek
- Troy Knickerbocker
- Marco (Rocky) Valdes

The board moved to accept the five nominees, which all members agreed to.

Mary Kelly volunteered to prepare the meeting minutes for the annual meeting.

VII. Troy adjourned the meeting at 7:38 pm (followed by Executive Session).

Executive Session: Board positions were assigned during the Executive session as follows:

- Treasurer - Mary Kelly
- Board Member at Large - Dan Gutierrez
- Vice President - Leticia (Letty) Vacek
- President - Troy Knickerbocker
- Secretary - Marco (Rocky) Valdes

Mary Kelly, Treasurer
Sierra Heights HOA

6 Attachments
Meeting Agenda
Sign-In Sheet
Membership Report
2023 – 2024 Budget
2024 – 2025 Proposed Budget
Annual Facilities/Maintenance Report

SIERRA HEIGHTS HOMEOWNER'S ASSOCIATION
Annual Membership Meeting Agenda
May 2, 2024 6:30 PM

- I. CALL TO ORDER – Troy Knickerbocker (SHHOA President)
 - a. Welcome
 - b. Confirmation of meeting quorum (minimum of 18 members (10%) in attendance or by proxy)
 - c. Introduction of current Board Officers & Committee Chairs

- II. MEETING MINUTES – Rocky Valdes (SHHOA Secretary)
 - a. Read and approve minutes from the May 3, 2023, Annual Meeting

- III. MEMBER'S DISCUSSION FORUM - Troy Knickerbocker (SHHOA President)
 - a. Questions/comments/discussion (limited to 5 minutes maximum per person)

- IV. COMMITTEE REPORTS
 - a. Membership – Lee Bartels (SHHOA Membership)
 - Membership report for 2023 - 2024
 - b. Clubhouse Reservations – Mervat Mansour (SHHOA Clubhouse Reservations)
 - Clubhouse Reservations report for 2023 - 2024
 - c. Financial – Mary Kelly (SHHOA Treasurer)
 - Review SHHOA Budget for 2023 - 2024
 - Review SHHOA Budget for 2024 - 2025
 - Report Cash Balance
 - d. Facilities & Grounds Maintenances – Klaus Bartels (SHHOA Director of Maintenance)
 - Facilities/Grounds Maintenance report for 2023 – 2024
 - Recommended capital improvement/major maintenance projects for 2024 - 2025
 - Volunteer recognition
 - e. Special Activities – Klaus Bartels
 - Tennis activities
 - Kids Science/Engineering activities

- V. OTHER BUSINESS - Troy Knickerbocker (SHHOA President)
 - a. Second pickleball court
 - b. Court reservation system
 - c. First Amendment to SHHOA Bylaws (Guest Pass Policy)
 - d. Membership status of new subdivisions
 - i. Scott Felder Homes (on Luskey Rd.)

- VI. ACTION ITEMS – Troy Knickerbocker (SHHOA President)
 - a. Election of Board Officers for 2024 – 2025. Officer positions consist of the President, Vice President, Treasurer, Secretary, and Board Member at Large. Nominations will also be taken from the floor and will require the consent of the nominee and a second from another SHHOA member.
 - Current Nominations for Board Officer positions:
 - Troy Knickerbocker
 - Mary Kelly
 - Dan Gutierrez
 - Leticia Vacek
 - Marcos (Rocky) Valdes
 - b. Tabulation of Votes and Results of Board Officer election

- VII. ADJOURNMENT OF ANNUAL MEMBER MEETING

- VIII. EXECUTIVE SESSION
 - a. Elected Board Officers meet in Executive Session to assign Board positions

Sign In Sheet - Annual Meeting
May 2, 2024

Mary Kelly

Dan Gotierrez

Troy Kule

Rocky Valdes

Klaus Bartels

Jenny Swilley

Gloria Trevino / Al Trevino

Sierra Heights HOA
Annual Membership Report
May 2, 2024

For the year ending April 30, 2024:

Mandatory Properties: 91

We finished the year with 76 voluntary properties.

Total number of membership properties: 166 with one mandatory property outstanding

Invoices went out in the mail on April 15, 2024

Lee Bartels
Membership Chairman

SHHOA 2023-2024 Financial Budget and Statement of Income and Expense

Last Updated: 5/11/2024
Reported by: MTK

BEGINS WITH INCOME AND EXPENSES FROM MAY 1, 2023 THROUGH APRIL 30, 2024

Income	Description	Actual												YTD	Budget	Balance	Remarks	
		2023-2024	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar					Apr
10.00	Annual Assessment	52,700.00	40,870.00	6,689.65	930.00	315.00	1,194.20	0.00	0.00	0.00	0.00	0.00	770.00	620.00	0.00	\$ 51,389	\$ (1,311)	9/0/91 mandatory pd. 77 voluntary pd as of 4/30/2024; Budget based on 170 members (at \$310) both mandatory & voluntary
10.01	Clubhouse Lease Fees- Deposits	1,500.00	300.00	325.00	435.00	250.00	190.00	725.00		100.00				215.00		\$ 2,540	\$ 1,040	
10.02	Transfer Fees-Member Property Sales	500.00				150.00	150.00							150.00		\$ 450	\$ (50)	
10.03	Miscellaneous Income (Transfer from Savings, RRBCU dividends, insurance proceeds, etc.)	50.00	11,351.07	0.88	0.74	0.61	0.51	0.47	0.37	0.29	0.19	0.11	1,500.09	2,500.08		\$ 15,355	\$ 15,506	May 2023-The \$11,350 was transfer from MM for cost of new AC. Did not add in \$75 (rebate) which was deposited by Lee.
	Total Income	54,750.00	52,521.07	7,015.53	1,365.74	715.61	1,534.71	725.47	0.37	100.29	0.19	920.11	2,335.09			\$ 67,234	\$ 12,484	

Expenses	Description	Actual												YTD	Budget	Balance	Remarks		
		2023-2024	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar					Apr	Total
20.00	Capital Improvements	10,775.00	10,775.00														\$ 10,775	\$ -	Reduced AC unit cost of \$11,350 by \$575 (rebate amount).
	Night Expenses																		
20.10	Director's and Officer's Insurance	1,350.00	1,311.00														\$ 1,311	\$ 39	
20.11	Property & Liability Insurance/Unholla	5,900.00	5,722.00														\$ 5,722	\$ 178	
20.12	Legal Fees	500.00															\$ -	\$ 500	
20.13	Office Supplies, 1099 & 1096 forms, postage, envelopes, printing, etc.	100.00		12.60													\$ 67.75	\$ 6	
20.14	Tax Return Preparation	450.00						450.00									\$ 450	\$ -	
	Building, Fence & Gate Expenses																		
20.20	Maintenance & Repair-Supplies	1,000.00		97.15	225.74	110.50	98.36			179.60				28.83			\$ 69.84	\$ 152	
20.21	Housekeeping (Cleaning Restrooms)	1,650.00	200.00	400.00			300.00			400.00							\$ 1,600	\$ 50	
20.22	A/C Maintenance Service	155.00															\$ -	\$ 155	
20.23	Pest Control	25.00															\$ -	\$ 25	
	Grounds/Landscaping/Maintenance Expenses																		
20.30	Re-occurring Grounds Engineer (\$500/mo)	7,800.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	\$ 7,800	\$ -	
20.31	Assistant Grounds Maintenance Labor	1,000.00	97.92	136.46	122.92	203.12	112.50	239.59		57.29				130.21	194.79		\$ 1,410	\$ (410)	
20.32	Supplies (Landscaping materials, plants, etc.)	1,000.00	604.82	44.57	25.34	6.72	0.57			32.89				10.65	394.00		\$ 1,306	\$ (306)	
	Pool and Pumps Expenses																		
20.40	Pool Maintenance Contract (\$250/month)	3,000.00			750.00					750.00				750.00			\$ 3,000	\$ -	
20.41	Pool Chemicals	6,000.00	400.00	110.61	46.48	80.93				42.24				999.96			\$ 2,994	\$ 3,006	
20.42	Pool Supplies, Pool Furniture & Small Equipment (pumps)	400.00												69.16			\$ 349	\$ 51	
20.43	Pool License	230.00								229.69							\$ 230	\$ 0	
	Court Expenses																		
20.50	Court Supplies, Repairs (lights, etc.)	750.00		10.60						92.43				30.30			\$ 223	\$ 527	
	Utilities																		
20.60	Telephone and Wifi	1,000.00	80.32	80.32	80.57	80.57	80.57	81.46	81.46	81.46	81.47	81.47					\$ 972	\$ 28	
20.61	Website Domain Name and Hosting by GoDaddy.com	50.00								23.17							\$ 23	\$ 27	
20.62	Webmaster Website Maintenance	250.00												240.00			\$ 240	\$ 10	
20.62	CIS/Electric	9,200.00	546.02	726.78	775.20	698.73	782.19	768.76	614.18	397.22	411.87	349.59	548.33	377.38			\$ 6,981	\$ 2,219	
20.63	SMS/Water	3,500.00	409.95	169.93		779.83		578.06	190.97	162.94		162.93	367.85				\$ 2,992	\$ 508	
	Miscellaneous																		
20.70	Annual Key Change and Keys	500.00		525.00													\$ 525	\$ (25)	
20.71	Miscellaneous Items (N/O, Kids Activities, Open House, Special Events, drinks, etc.)	100.00		41.98	9.66												\$ 52	\$ 48	
20.72	Property Tax, Sec. of State (Non-profit Rpt), Beaver County, etc.	15.00								5.00							\$ 52	\$ (37)	\$5 (Secretary of State non-profit rpt)
20.73	Conduency (Building pool, lights, plumber, etc.)	1,000.00															\$ 900	\$ 100	\$900- rewiring blng stairs
20.74	Maintenance/Repair - SPECIAL LABOR	500.00												220.00			\$ 220	\$ 280	
	Checking Account Total Debit	58,200.00	20,964.01	2,448.68	3,576.25	4,120.45	2,374.48	3,067.87	2,277.93	2,348.87	2,395.70	1,485.56	2,038.08	3,972.17			\$ 51,070.05	\$ 7,129.95	
	NET PROJECTED BUDGET =																\$ (3,450)		

Account Balances
 Money Marketing Account \$21,373.73 Statement dated 4/1/2024 thru 4/30/2024
 Checking Account \$1,052.53 Statement dated 4/1/2024 thru 4/30/2024
 Total Cash on Hand \$22,426.26

Total Income minus Total Expense = **NET CHANGE =**
 \$ 16,164

Capital Reserve Target \$25,000
 Actual Reserve >\$25,000 (minlus \$2500 minimum required in acct)

**SHHOA 2024-2025 Financial Budget and Statement of Income and Expense
 BEGINS WITH INCOME AND EXPENSES FROM MAY 1, 2024 THROUGH APRIL 30, 2025**

		2023 Actual	Budget	Remarks
Income	Description	(thru 30 Apr)	2024-2025	
10.00	Annual Assessment	51,389.00	52,700.00	Based on 170 members (at \$310)
10.01	Clubhouse Usage Fees- Deposits	2,540	2,500.00	
10.02	Transfer Fees-Member Property Sales	450	500.00	
10.03	Miscellaneous Income (Transfer from Savings, RBFCU dividends, insurance proceeds, etc.)	15,355	50.00	
	Total Income	69,734.00	55,750.00	
	Expenses			
20.00	Capital Improvements		8,390.00	
	Mgmt Expenses			
20.10	Director's and Officer's Insurance	1,311	1,787.00	
20.11	Property & Liability Insurance/Umbrella	5,722	8,293.00	
20.12	Legal Fees	0	500.00	
20.13	Office Supplies, 1099 & 1096 forms, postage, envelopes, printing, etc.	94	100.00	
20.14	Tax Return Preparation	450	450.00	
	Building, Fence & Gate Expenses			
20.20	Maintenance & Repair-Supplies	848	1,000.00	
20.21	Housekeeping (Cleaning Restrooms)	1,600	1,650.00	
20.22	A/C Maintenance Service	0	100.00	
20.23	Pest Control	0	25.00	
	Grounds-Landscapes& Maintenance Expenses			

20.30	Re-Occurring Grounds Engineer (\$500/mo)	7,800	6,000.00	
20.31	Assistant Grounds Maintenance Labor	1,410	2,500.00	
20.32	Supplies (Landscaping materials, plants, etc.)	1,306	1,500.00	
	Pool and Pumps Expenses			
20.40	Pool Maintenance Contract (\$250/month)	3,000	3,000.00	
20.41	Pool Chemicals	2,994	5,000.00	
20.42	Pool Supplies, Pool Furniture & Small Equipment (pumps)	349	400.00	
20.43	Pool License	230	230.00	
	Court Expenses			
20.50	Court Supplies; Repairs (lights, etc.)	223	500.00	
	Utilities			
20.60	Telephone and Wifi	972	1,000.00	
20.61	Website Domain Name and Hosting by GoDaddy.com	23	50.00	
20.62	Webmaster Website Maintenance	240	250.00	
20.62	CPS/Electric	6,981	7,500.00	
20.63	SAWS/Water	2,992	3,300.00	
	Miscellaneous			
20.70	Annual Key Change and Keys	525	550.00	
20.71	Miscellaneous Items (NNO, Kids Activities, Open House, Special Events, drinks, etc.)	52	100.00	
20.72	Property Tax, Sec. of State (Non-profit Rpt), Bexar County, etc.	52	75.00	
20.73	Maint/Repair Contingency (Building, pool, lights, plumber, special labor, etc.)	1,120	1,500.00	
	Checking Account Total Debit		55,750.00	

NET PROJECTED BUDGET =

\$ -

Account Balances

Money Marketing Account

Checking Account

Capital Reserve Target

Total Cash on Hand

\$0.00
\$27,500

Annual Facilities/Maintenance Report - Sierra Heights HOA

Period Covered: May 3, 2023, to May 2, 2024

A. The following describes the most significant maintenance/repair/upgrade work done during this period. Except as indicated, Klaus Bartels performed the work (with the help of maintenance assistants in some cases).

Clubhouse Building, Stairs, and Front Gate

5/6/2023	Installed bulletin board (donated by Klaus Industries) in hallway between the bathroom doors
5/20/2023	Replaced cold control unit in water cooler in breezeway
6/28/2023	Wente Construction (contractor) replaced a total of 11 moderate to heavily rusted steel support brackets with heavier brackets on steps for the front and rear stairways to the 2 nd floor.
7/9/2023	Installed 15-minute timer light switches in both bathrooms
7/16/2023	Installed "Please Keep Gate Closed" signs on front gate
8/9/2023	Cleared paper towel blockage in toilet drainpipe in ladies room toilet (furthest from door). Installed new water valve and toilet tank flapper
Jul/Aug 2023	Trapped 4 mice in kitchen and released in woods far from building
8/10/2023	Salvation Army picked up glass-topped table and chair set in function room
8/22/2023	Sealed hole by power cable behind stove & gap at bottom of sliding door where mice can enter
10/11/2023	Replaced exhaust fan motors (4) in both bathrooms
11/27/2023	Installed large display digital clock on wall of the 2nd floor patio
2/16/2024	Installed tile backsplash in kitchen; Removed wallpaper and painted behind refrigerator; Tiles donated by Donna Knickerbocker
3/13/2024	Pleva Heat & AC (contractor) performed free service check on 1-yr-old HVAC system
3/20/2024	Fabricated and installed wood cabinet double door in kitchen to cover dishwasher opening

Tennis Courts (#1, #2) & Multisport Court (#3)

5/24/2023	Chad Skeeters (member) installed temporary pickleball court striping in full court basketball area
7/15/2023	Chad Skeeters (member) fabricated/donated two PVC pickleball blockers for the multisport court
8/30/2023	Installed 60-minute timer light switch on multisport court
10/14/2023	Rocky Valdes/Troy Knickerbocker (members) replaced a 1000 W light bulb on court #2 and #3
11/30/2023	Replaced broken lock cylinder on court #1 gate
12/4/2023	Replaced pickleball net

Pool Area & Pump Room

5/6/2023	Replaced rusted-through mounting bolt on underwater pool light in SE portion of pool
5/19/2023	Replaced pool vacuum 12 V battery
6/23/2023	Replaced GFCI circuit breaker for the pool lights
7/16/2023	Installed "Please Keep Gate Closed" signs on pool gate
7/22/2023	Replaced rotting boards (entire top and support boards) on wooden picnic tables
8/25/2023	Replaced dawn-to-dusk dual floodlight fixture at SE end of pool
4/12/2024	Replaced rotting boards on top and seat of wooden picnic tables
4/21/2024	Replaced two pool umbrellas
4/26/2024	Planted 3 loquat trees in NE portion of pool area and adjacent to court #3; Loquat trees donated by Donna Knickerbocker

Annual Facilities/Maintenance Report - Sierra Heights HOA

Clubhouse Grounds and Parking Lot

Note: Routine grounds maintenance items such as cutting/trimming grass, mulching plant beds, trimming of bushes/trees, weeding, sweeping up leaves/debris, and treating fire ant mounds/wasp nests are **not** listed below.

5/25/2023	Replaced lawn mower blade
6/17/2023	Repaired wiring to zone 1 (lawn north of pool) irrigation system control valve
4/2/2024	Replaced broken PVC elbow; adjusted multiple sprinkler heads; replaced 2 broken sprinkler heads; repaired broken irrigation controller wiring to zone 2 valve (west tiered plant beds)
4/3/2024	Performed annual irrigation system checkup & submitted results to SAWS
4/6/2024	Removed/cut up large, dead red tip photinia bush near NE corner of parking lot
4/13/2024	A total of 22 hours work was done at the annual landscape/maintenance weekend by 14 volunteers Thanks so much to the following volunteers who worked hard: Fengxin Chen and friends (Dong C-, Jingyong Ye, Summer Zheng, Homs- C-, Zhenshu Sun, Susan Sun, Huiyun Liang, Long Wang), Chad Skeeters, Donna and Troy Knickerbocker, Leah Villarreal, and Klaus Bartels. The work done included: Removed weeds and spread 75 bags of mulch in plant beds around pool and on either side of front entrance. Painted new boards on wooden picnic tables in pool area. Cleaned hanging lamp fixture over front entrance gate. Cleaned foot mats inside and outside of bathrooms and 2nd floor door. Painted metal plate on pool deck. Cleaned picnic tables around pool, in 1st floor breezeway, on 2nd floor patio, and on court #3. Picked up leaves/debris around parking lot. Trimmed large red-tip photinia bushes between court #2 and court#3. Cleaned and mopped floors in kitchen and party room. Cleaned pool chairs. Mowed grass around pool area & large west yard. Replanted "baby" Mexican Heather ornamental grasses into tiered plant beds.
4/26/2024	Moved excess white landscape rocks from pool area to strips next to walkway to court #1
4/30/2024	Planted crape myrtle tree in plant bed next to NE corner of parking lot. Crape myrtle donated by Donna Knickerbocker (member).

B. Overall Facilities Assessment:

1. Clubhouse building: Good condition. A new higher efficiency HVAC system was installed April 2023.
2. Bathrooms: Good condition.
3. Clubhouse function/party room: Good condition. Wood floor and furniture showing normal wear/tear.
4. Clubhouse kitchen: Good. Floor tile grout cracking. Some stove/microwave clock segments unlit
5. Clubhouse grounds (incl. sprinkler system): Good condition. Some limestone rocks in front tiered beds need straightening. Irrigation system and controller working for all four zones.
6. Courts:
 Court #1: Good – cracks on surface but not a safety hazard – last resurfaced in 2016
 Court #2: Good – cracks on surface but not a safety hazard - last resurfaced in 2018
 Court #3: Fair to Good – lines (except pickleball) are faded - cracks on surface increasing and widening, may become a safety hazard – last resurfaced in 2003 - second pickleball court needed
7. Outdoor covered patio and gas grill: Excellent
8. Pools/pumps/filters: Good to Excellent. Both pools replastered and new waterline tiles installed in November, 2022. Pool deck has cracks but are not a safety hazard. Pumps/filters in good working condition. The middle filter is the original one installed in 1985 and could fail at any time.
9. Video surveillance system: Excellent – all eight cameras and recorder working well.
10. Wrought iron fencing/railing, front gate, and pool gate: – Poor cosmetically, good structurally. Painting and rust treatment is needed throughout – most recently repainted by contractor in 2016.

Annual Facilities/Maintenance Report - Sierra Heights HOA

C. Recommended Capital Improvement and Major Maintenance Projects:

	Project Description	Cost (incl. taxes)
1	Paint wrought iron fencing/railings/gates & treat/repair rusted areas (done in 2016)	\$8,995
2	Resurface multisport court to include two pickleball courts	\$11,150
3	Resurface multisport court to include 2 pickleball courts and additional "Plex Flor" layer added to improve resiliency (done in 2003)	\$15,804
4	Pressure-wash, repair cracks, stripe 2 pickleball courts on multisport court	\$3,031
5	Replace original pool filter in pump room (middle filter installed in 1985)	\$2,000 (est.)
6	Resurface one tennis court (court #1 done in 2016; court #2 done in 2018)	\$9,000 (est.)
7	Pressure-wash both tennis courts	\$1,600 (est.)
8	65" LED smart TV and wall mount for clubhouse (CH) function room	\$500

Klaus B. Bartels
SHHOA Director of Maintenance
2 May 2024