

**Carriage Homes at Stapleton**  
BOARD OF DIRECTORS MEETING  
May 5, 2020, 3:00 PM  
Zoom Meeting  
Meeting Number 837-5837-4592  
Email Virginia at [virginia@withcpmg.com](mailto:virginia@withcpmg.com) for password  
  
Denver, CO 80238

**1. Call to Order/Establish Quorum**

**2. Contractors /Proposals – None**

- 3. Homeowner Forum:** Thank you for attending. This is an opportunity for homeowners to briefly state concerns/suggestions. The Board listens, but is not required to take action at this point in the meeting. The Board may place any of the homeowner concerns on this meeting's agenda or decide that more information is needed before action can be voted upon, and place the item on a future agenda. Please understand that the board has business to conduct and limit your time to no more than 3 minutes.

*Thank you for your participation*

**4. Approval of Board Meeting Minutes:** January 22, 2020 ( PDF)

**5. Manager's Report: Virginia Johnson**

- **Decision:** Preservation Tree Care Bid for trimming # 7773 (PDF)
- **Decision:** Preservation Tree Care Winter Pruning # 7773-2 (PDF)
- **Decision:** 2019 Audit from Weidner (PDF)
- **Decision:** Representation Letter 2019 Audit and 2020 Proposal (PDF)
- **Discussion:** Document change next steps (Verbal Discussion)
- **Discussion:** Delinquency Report (PDF)
- **Discussion:** Improvements for next year Snow Contract (verbal Discussion)

**6. Financials/Legal**

- **Financials:** Review and accept financials for January 2020 (PDF) and February 2020 (PDF) and March 2020 (PDF) prepared by CPMG subject to audit.  
*All questions regarding the finance report should be directed to David Johnson, CPMG finance director, prior to the meeting at 303.671.6402 ext. 13.*
- **Attorney status report :** (9833) Open new file

**7. Action outside of a Meeting:**

- a. **Supreme Commercial Care Landscape Contract**

**8. Board Topics**

- **George Rosenberger**
- **Dexter Meyer**
- **Dan McIntosh**
- **Linda Cotton**
- **Daryl Gatewood**

**9. Architectural:** None

**10. Correspondence:** None

**11. Hearings:** None

Scheduled Hearings:

Written Response

No Response

**12. Adjourn:**

**13. Executive Session:** As Needed

**14. Next Meeting:** TBD