

Carriage Homes at Stapleton

Meeting held via Zoom

Denver, CO 80238

March 16, 2023

3:30 PM

Zoom

Meeting called to order at 3:47 PM p.m. by Daryl Gatewood. Quorum of the Board of Directors established. Minutes were taken and transcribed by Virginia Johnson.

Board members present: Linda Cotton, Daryl Gatewood, Tom Cummings, Dan McIntosh

Board Members absent and excused: Matt Shoemaker

CPMG Staff: Virginia Johnson, Association Manager

Contractors Present: None

Homeowner Forum: 0 Homeowner Present

Topics: None

Meeting Minutes and Managers report:

- **Motion:** to approve February 16, 2023 minutes as written was made by Dan McIntosh, seconded by Linda Cotton, and passed unanimously.
- **Discussion:** The manager's report was reviewed.

New business: Decisions Made

- **Motion:** to accept the February 2023 financials, prepared by CPMG, subject to audit was made by Dan McIntosh, seconded by Linda Cotton and passed unanimously.
- **Motion:** to approve the AC request from 10351 for Landscaping was made by Linda Cotton, seconded by Dan McIntosh and passed unanimously.

New business: Discussions Had

- **Discussion:** the Preservation Tree Care contract for 2023 was reviewed and Daryl had some questions and will reach out to them for answers and report back to board next meeting.
- **Discussion:** The board discussed the talking points and outline of changes to governing documents. Board will update and discuss next steps in April.
- **Discussion:** The reserve study continues to be delayed due to health issues with contractor.
- **Discussion:** The board reviewed the paint bids they have received. They have requested references and bids for Phase 2 from two contractors.

Attorney Status: The Board reviewed the Attorney Status report

Next meeting: April 13, 2023 at 3:30 PM via zoom

Adjournment: 5:11 pm.