

Carriage Homes at Stapleton

Meeting held via Zoom

Denver, CO 80238

April 13, 2023

3:30 PM

Zoom

Meeting called to order at 3:35 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, Matt Shoemaker

Board Members absent and excused:

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 Tom Cummings, seconded by Matt Shoemaker, and passed unanimously.
- **Discussion:** The manager's report was reviewed.

New business: Decisions Made

- **Motion:** to accept the February 2023 and March 2023 financials, prepared by CPMG, subject to audit was made by Dan McIntosh, seconded by Linda Cotton and passed unanimously.
- **Motion:** to approve the Preservation Tree Care 2023 Contract for a total of 17,889.90 was made by Dan McIntosh, seconded by Linda Cotton and passed unanimously.
- **Motion:** to table the efforts to do a document change was made by Linda Cotton, seconded by Tom Cummings and passed unanimously.
- **Motion:** to accept the bid from Majestic Painting for both phases was made by Dan McIntosh, seconded by Linda Cotton and passed 3-1 with Matt abstaining and Daryl Gatewood voting no.

New business: Discussions Had

- **Discussion:** the Reserve Study was reviewed and Linda Cotton pointed out the beginning balance of report is incorrect and requested it be changed. The board will review the entire report for any additional changes they would like to have made.

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Attorney Status: The Board reviewed the Attorney Status report

Next meeting: May 18, 2023 at 3:30 PM via zoom

Adjournment: 5:11 pm.