

Carriage Homes at Stapleton
Board of Directors Meeting Minutes
Meeting held Sam Gary Library
2961 Roslyn St.
May 22, 2018

Meeting called to order at 3:55 p.m. by Linda Cotton. Quorum of the Board of Directors established. Minutes were taken and transcribed by Amber McCurdy.

Board members present: George Rosenberger, Linda Cotton, Dexter Meyer, Karen Gladstone and Dan McIntosh.

CPMG Staff: Amber McCurdy, Association Manager

Homeowner Forum: 10231 E. 26th Ave. attended to discuss a violation that she received for her tenant not picking up after their pet. Wanted to know the process and what would happen next if we receive another complaint.

Meeting Minutes: March 27, 2018

- On a motion made by Dexter Meyer, seconded by George Rosenberger and unanimously carried it was resolved to approve the minutes.

President's Report: After the landscape walk it was noted that the beds are looking better, but there are still issue with mowing and the crew blowing mulch out of the beds and into the grass. Still digging ruts into the lawn behind the units on 26th Ave.

Manager's Report: The Board reviewed the report.

New Business:

- **Balcony Repair Proposals:** On a motion made by George Rosenberger, seconded by Karen Gladstone and unanimously carried it was resolved to approve the bid from Pro Way services in the amount of \$14,045.00.
- **Window Repair Proposals:** This item was tabled for further discussion.
- **Governing Document review:** On a motion made by Dan McIntosh, seconded by Linda Cotton and unanimously carried it was resolved to approve Moeller Graf's bid to review the entire document for needed changes in the amount of \$600-\$1,000.00.
- **Landscape mulch/rock bid:** On a motion made by Dan McIntosh, seconded by George Rosenberger and unanimously carried it was resolved to approve #4 of the Metco proposal for adding ground cover junipers in the amount of \$968.00. The rest of the bid has bene tabled in order to set up an additional meeting with Metco to go over the locations for each improvement.
- **Tree Maintenance proposal:** this item was tabled so the Board could compare it with Preservation Tree Cares proposal for tree maintenance.

- **Weidner Audit:** On a motion made by Dexter Meyer, seconded by Linda Cotton and unanimously carried it was resolved to move \$5,250.00 from reserves to the operating account per Weidner's suggestion.

Financials/Legal:

- **April 2018 financials:** On a motion made by Linda Cotton, seconded by George Rosenberger and unanimously carried it was resolved to approve the April financials subject to audit.
- **Attorney Status Report:** The Board reviewed the report.
- **Delinquencies:** On a motion made by Dexter Meyer, seconded by George Rosenberger and unanimously carried it was resolved to waive the .18 cents from 10323 E. 26th Ave.

Correspondences:

- The Board reviewed the correspondence.

Architectural Requests: None


Inspection report: On a motion made by Dan McIntosh, seconded by Karen Gladstone and unanimously carried it was resolved to assess the following fines.

- **10311 E. 26th Ave.-** The Board assessed a \$100.00 fine per the #3rd notice of violation for the trash can being left out as the owner has not attended a hearing.
- **2602 Emporia Ct.-**The Board did not assess a fine per the 2nd or 3rd notice of violation for the trash can being left out as the issue is resolved.
- **8260 E, 24th Dr.-**The board assessed a \$50.00 fine per the 2nd notice of violation for the trash can being left out as the owner did not attend the hearing.


Adjournment: 5:55 p.m.

Next Meeting: July 12, 2018 at 4:00 PM at the Sam Gary Library.

Minutes approved:



President



Date