

Carriage Homes at Stapleton

Meeting held via Zoom

Denver, CO 80238

July 21, 2022

3:30 PM

Meeting called to order at 3:30 PM p.m. by Linda Cotton. Quorum of the Board of Directors established. Minutes were taken and transcribed by Virginia Johnson.

Board members present: George Rosenberger, Daryl Gatewood, Linda Cotton, and Dan McIntosh.

Board Members absent and excused: Christen McLemore

CPMG Staff: Virginia Johnson, Association Manager

Contractors Present: None

Homeowner Forum: 1 Homeowner Present

Topics: none

Meeting Minutes and Managers report:

- **Motion:** to approve June 23, 2022 minutes with corrections was made by Dan McIntosh, seconded by George Rosenberger and passed unanimously.
- **Discussion:** The manager's report was reviewed.

New business: Decisions Made

- **Motion:** to accept the June 2022 financials, prepared by CPMG, subject to audit was made by George Rosenberger, seconded by Dan McIntosh and passed unanimously.
- **Motion:** to approve the Level 2 Premium reserve study instead of Level 1 for a cost of \$2520.00 was made by George Rosenberger, seconded by Dan McIntosh and unanimously.
- **Motion:** to approve Moeller Graf bid for a turnkey solution for new laws signed June 3, 2022 for a cost of \$1500 was made by George Rosenberger, seconded by Linda Cotton and passed unanimously.

New business: Discussions Had

- **Discussion:** The Board discussed contracts and made plans to upgrade services when appropriate for the 2023 budget and calendar year.
- **Discussion:** the Board will meet with CPMG Project team on September 12, 2022 at CPMG to identify scope of project to change documents after the middle of August.
- **Discussion:** CPMG will request that the Insurance renewal be provided earlier for the budget planning if possible.
- **Discussion:** Denver will now be charging for trash and recycle services – how will this affect the HOA – CPMG will investigate.

Attorney Status: The Board reviewed the Attorney Status report

Next meeting:

August 18, 2022 3:30 PM

Adjournment: 4:49 pm. To executive session to discuss an Insurance matter.

Executive session Adjournment 5:30PM

Call Regular Board Meeting back to order: 5:31 PM

Motion: to open an insurance claim for a slip and fall in March 2022 was made by Daryl Gatewood, seconded by Dan McIntosh and passed unanimously
Adjournment 5:35 PM