

Carriage Homes at Stapleton

Meeting held via Zoom

Denver, CO 80238

August 17, 2023

3:30 PM

Zoom

Meeting called to order at 3:33 PM p.m. by Linda Cotton. Quorum of the Board of Directors established. Minutes were taken and transcribed by Virginia Johnson.

Board members present: Linda Cotton, Dan McIntosh, Matt Shoemaker, Karen Gladstone

Board Members absent and excused: Tom Cummings

CPMG Staff: Virginia Johnson, Association Manager

Contractors Present: None

Homeowner Forum: 4 Homeowner Present

Topics: trees, paint project, leaks,

Meeting Minutes and Managers report:

- **Motion:** to approve July 20, 2023 minutes as written was made by Dan McIntosh, seconded by Matt Shoemaker, and passed unanimously.
- **Discussion:** The manager's report was reviewed.

New business: Decisions Made

- **Motion:** to accept the July 2023 financials, prepared by CPMG, subject to audit was made by Dan McIntosh, seconded by Matt Shoemaker and passed unanimously.
- **Discussion:** tree trimming that was done prior to the paint project should be coded to the paint project. CPMG will request \$8,812 be moved to GL for project.
- **Motion:** to move \$200,000 from reserves to the CDARS CD ladder with 4 CD's of 50,000 each for 3, 6, 9, 12 months was made by Linda Cotton, seconded by Matt Shoemaker and passed unanimously.
- **Discussion:** the Attorney Status Report was reviewed.

New business: Discussions Had:

- **Discussion:** Board would like to see a bid from Preservation Tree to skirt the trees to 8 Ft.
- **Discussion:** snow Removal contract from Supreme commercial was presented and board would like to see two more bids and tabled the Supreme commercial bid until next month. Landscape Improvement Committee was discussed and Karen Gladstone will head up an ad-hoc committee to review water conservation and Mary Hinton will assist as the homeowner. A call for other volunteers will also be in the next newsletter.
- **Motion:** tree removal bid from Preservation Tree for 10221 placed on hold until this month was approved by Karen Gladstone, seconded by Linda Cotton and passed unanimously.

- **Discussion:** the budget workshop date will be changed to 10.24.23 at 6:30 PM via ZOOM
- **Discussion:** the board reviewed the AC request from 9821 regarding adding a deck which is already completed but the board wanted it to be on the correct form and tabled the tie vote until next month.

Attorney Status: The Board reviewed the Attorney Status report

Next meeting: September 28, 2023 at 3:30 PM via zoom –

Budget workshop is 10.24.23

Adjournment: 4:28 pm.