

## Carriage Homes at Stapleton

Meeting held via Zoom

Denver, CO 80238

September 28, 2023

3:30 PM

Zoom

Meeting called to order at 3:32 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 arrived late

**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 August 17, 2023 minutes with corrections was made by Linda Cotton, seconded by Dan McIntosh, and passed unanimously.
- **Discussion:** The manager's report was reviewed.

### New business: Decisions Made

- **Motion:** to accept the August 2023 financials, prepared by CPMG, subject to audit was made by Dan McIntosh, seconded by Matt Shoemaker and passed unanimously.
- **Motion:** to move \$200,000 from reserves to the Cedars CD ladder with 4 CD's of 50,000 each was made by Linda Cotton, seconded by Matt Shoemaker and passed unanimously. This motion was restated from previous meeting.
- **Discussion:** the Attorney Status Report was reviewed.

### New business: Discussions Had:

- **Discussion:** Board reviewed the bid from Preservation Tree to skirt the trees to 8 Ft and the bid was tabled since the scope was more than requested. They have communicated they will submit a more focused bid. CPMG will ask Supreme Commercial for a bid as well.
- **Motion:** Motion to approve the Snow Removal contract from Supreme Commercial was made by Dan McIntosh, seconded by Matt Shoemaker and approved unanimously and Linda would like to have a phone call with Russ to discuss expectations.
- **Motion:** to approve a single side railing in the common area near 8636 E 25<sup>th</sup> PI at the expense of the owner as a reasonable modification to the common area. The board will then review the entire property and determine if there are other areas that could benefit from same type of railings. If and when the other railings are installed the owner of 8636 E

25<sup>th</sup> PI could submit for reimbursement from this railing was made by Linda Cotton, seconded by Dan McIntosh 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 Landscape Committee report and bids and determined to hold since the Landscape Committee recommended costs were too much at this time.
- **Discussion:** the design guidelines will be revisited by board to determine that air conditioners and heat pumps are handled the same for the approval process and other changes as needed.
- **Discussion:** The painting project is complete and final payment will be released when punch list is complete.
- **Discussion:** the voting at annual meeting will be conducted by Voteegrity again this year.

**Next meeting:** October 24, 2023 at 6:30 PM via zoom –

Budget workshop is 10.24.23 – November 16 2023 annual meeting via zoom

**Adjournment:** 4:50 pm.