

Carriage Homes at Stapleton
Board of Directors Meeting Minutes
Meeting held CPMG
2620 S. parker Rd. Ste. 105
November 9, 2017

Meeting called to order at 7:13 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 and Linda Cotton.

CPMG Staff: Amber McCurdy, Association Manager

Homeowner Forum: None

Meeting Minutes: Sept. 11, 2017

- On a motion made by George Rosenberger, seconded by Linda Cotton it was resolved to approve the minutes.

President's Report: None

Discussion Items:

- **Light maintenance:** On a motion made by Linda Cotton, seconded by George Rosenberger and unanimously carried it was resolved to have Jim Cueller inspect the lights once a month.

New Business:

- **Ratify window repairs at 2341 Xenia:** On a Motion made by George Rosenberger, seconded by Linda Cotton and unanimously carried it was resolved to approve Pro Way Services bid in the amount of \$1,395.00.
- **Ratify railing repairs at 8290 E. 24th:** On a motion made by Linda Cotton, seconded by George Rosenberger and unanimously carried it was resolved to approve Pro Way services bid in the amount of \$795.00.
- **2018 Budget:** On a motion made by George Rosenberger, seconded by Linda Cotton and unanimously carried it was resolved to approve the 2018 budget.
- **Insurance funding:** On a motion made by Dexter Meyer (by email), seconded by Linda cotton and unanimously carried it was resolved to pay the 2018 insurance in full at \$36,606.00 by borrowing the funds from the reserve account and making monthly payments to the reserve account in the amount of \$3,050.50.
- **CPMG contract:** On a motion made by Linda Cotton, seconded by George Rosenberger and unanimously carried it was resolved to approve CPMG's contract for 2018.
- **Gutter cleaning:** On a motion made by George Rosenberger, seconded by Linda Cotton and unanimously carried it was resolved to approve pro Way Services gutter cleaning in the amount of \$9,800.00.
- **Tree proposal:** The Board tabled the tree maintenance until spring.

Financials/Legal:

- **September financials:** On a motion made by Linda Cotton, seconded by George Rosenberger and unanimously carried it was resolved to approve the September financials subject to audit.
- **Attorney Status Report:** The Board reviewed the report.

Correspondences:

- The Board reviewed the correspondence.

Architectural Requests: None

Inspection report: The Board reviewed the report.

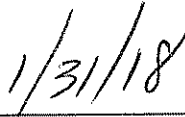
Adjournment: 8:11 p.m.

Next Meeting: January 31, 2018 at 6:30 PM, Smart Space, 2371 Central Park Blvd., Denver, CO 80238.

Minutes approved:



President



Date