

**Carriage Homes at Stapleton**  
Board of Directors Meeting Minutes  
Meeting held Smart Space  
2371 Central Park Blvd., Denver, CO 80238  
April 5, 2017

Meeting called to order at 6:30 p.m. by Paul Gladstone. Quorum of the Board of Directors established. Minutes were taken and transcribed by Debra Vickrey.

**Board members present:** Paul Gladstone, Steve Petso, Dexter Meyer, George Rosenberger and via phone Linda Cotton.

**CPMG Staff:** Debra Vickrey, Association Manager and Lina Kyle, CAM, CMCA, Deputy Project Manager

**Moeller Graf Attorneys at Law:** Christian Webert

- Christian introduce himself and spoke about the services provided by Moeller Graf to the Association. There was discussion about options for collections of delinquent accounts and processes for governing document changes.

**Meeting Minutes:** January 18, 2017

- **Motion** to approve the meeting minutes was made by Paul Gladstone, seconded by George Rosenberger and passed unanimously.

**Homeowner Forum:** None

**President's Report:** Paul Gladstone

- Paul remarked that expenses seem to be in line especially with the warmer winter weather.

**Association Managers' Report:** Debra Vickrey, CAM, AMS, PCAM

- Debra gave an update on daily operations.

**Discussion Items:**

- The Board reviewed the special assessment notice and gave approval for the mailing.

**Contracts:**

- **Motion** to ratify the Board's approval of the Preservation Tree proposal in the amount of \$8,065.00 for tree maintenance was made by Dexter Meyer, seconded by Steve Petso and passed unanimously.
- **Motion** to ratify the Board's approval of the BrightView landscaping proposal for April and May 2017 services in the amount of \$6,203.00 was made by Dexter Meyer, seconded by Steve Petso and passed unanimously.
- **Motion** to approve the ARS Reserves Specialist proposal in the amount of \$850.00 for a level 3 update to the current reserve study was made by Steve Petso, seconded by George Rosenberger and passed unanimously.

**Financials/Legal:**

- **Motion** to accept the February 2017 CPMG financials subject to audit was made by Steve Petso, seconded by Paul Gladstone and passed unanimously.

**Correspondences:** None

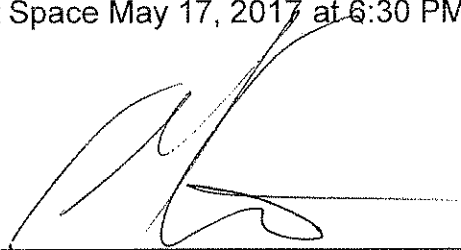
**Architectural Requests:** None

**Hearings:** None

**Adjournment:** 7:46 p.m.

**Next Meeting:** Smart Space May 17, 2017 at 6:30 PM

Minutes approved:



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Paul Gladstone, President

3/24/19

Date