

Carriage Homes at Stapleton
Board of Directors Meeting Minutes
Meeting held Smart Space
2371 Central Park Blvd., Denver, CO 80238
July 24, 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 Amber McCurdy.

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

CPMG Staff: Debra Vickrey, Association Manager, Amber McCurdy, Association Manager, Lynda Reifman, Owner CPMG.

Meeting Minutes: May 24, 2017

- On a motion made by George Rosenberger, seconded by Steve Petso it was resolved to approve the minutes with one correction.

Homeowner Forum: None

President's Report: Paul Gladstone

- Paul spoke about the upcoming budget and preparing for large projects. There needs to be close communication between the Board and manager. The last paint company is unknown so the manager will have to start over and set up a meeting with a painter to inspect the buildings. Find out if they can get a discount for doing all of the painting at one time. Asked for recommendations from Metco regarding the landscaping and phasing in rock to replace the mulch.

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

- Debra gave an update on daily operations.

Discussion Items:

- **Collection of past due accounts:** The Board discussed the collection process for owners that are in arrears.
- **Reserve study update:** The Board will review the reserve study.
- **Revision of Governing documents:** The Board will be discussing the revisions with the Associations attorney.
- **Budget meeting:** The Board set the budget meeting date for September 11th, 6pm at CPMG.

Contracts:

- **Metco snow removal:** On a motion made by Dexter Meyer, seconded by Linda_Cotton and unanimously carried it was resolved to approve Metco's snow management agreement.

Financials/Legal:

- **June financials:** On a motion made by Steve Petso, seconded by Paul Gladstone and unanimously carried it was resolved to approve the June financials subject to audit.

Correspondences:

- The Board discussed the insurance claim for a water loss at 2351 Xenia Street. Received update form Debra. The insurance company for the Association is working on a resolution with the homeowner's insurance company.

Architectural Requests: None

Hearings: None

Adjournment: 8:01 p.m.

Next Meeting: CPMG September 11, 2017 at 6:00 PM

Minutes approved:

Paul Gladstone, President

Date