

Carriage Park Homeowners Association

Board of Directors Meeting Minutes

January 26, 2023

CPMG Office

6:00 PM

Meeting was called to order at 6:00 p.m. by Tom Liszak. Quorum of the Board of Directors established. Minutes taken and transcribed by Virginia Johnson.

Board members present: Tom Liszak and Lynn Baker

Board members absent and excused: Tom Bock

CPMG Staff: Virginia Johnson, Association Manager

Contractors Present: None

Homeowner Forum: 0 homeowners in attendance

Topics: none

Election of Officers for 2023

- **Motion:** to have Tom Liszak serve as President, Lynn Baker serve as Secretary and Tom Bock serve as member at large was made by Tom Liszak, seconded by Lynn Baker and passed unanimously.

Approval of Meeting Minutes

- **Motion:** to approve the November 3, 2022 minutes with corrections was made by Tom Liszak, seconded by Lynn Baker and passed unanimously.

Financials/Legal/:

- **Motion:** to accept Preliminary December 2022 financials prepared by CPMG, subject to audit was made by Lynn Baker, seconded by Tom Liszak, and passed unanimously.

Discussions:

- **Motion:** to write off \$20.00 to bad debt for unit 1405 104 (NSF fees post mortem) was made by Lynn Baker, seconded by Tom Liszak and passed unanimously.
 - **Discussion:** Korey Bueng was introduced to the board and new meeting time was established
- **Attorney Status Report:** The Attorney Status report was reviewed
- Manager's Report – Board Reports:**
Virginia gave an update of daily operations.

Board Business – Decisions made between meeting - None

New Business & Discussion Items:

Architectural:

Correspondence: None

Hearings:

Adjourned at 7:05 pm

Next Meeting: February 22, 2023 at CPMG