

Carriage Park Homeowners Association

Board of Directors Meeting Minutes

February 22, 2023 – 6:00 PM

CPMG Office

Meeting was called to order at 6:09 p.m. by Tom Liszak. Quorum of the Board of Directors established. Minutes taken and transcribed by Korey Bueng.

Board members present: Tom Liszak, Tom Bock and Lynn Baker.

Board members absent and excused: None.

CPMG Staff: Korey Bueng, Association Manager

Contractors Present: None

Homeowner Forum: There was one homeowner in attendance.

Topics: Pot holes and trash corral doors.

Approval of Meeting Minutes

- **Motion:** to approve the January 26, 2023 minutes was made by Tom Liszak, seconded by Tom Bock, and passed unanimously.

Financials/Legal/:

- **Motion:** to accept finalized December 2022 financials prepared by CPMG, subject to audit was made by Tom Liszak, seconded by Tom Bock, and passed unanimously.
- **Motion:** to accept January 2023 financials prepared by CPMG, subject to audit was made by Tom Liszak, seconded by Tom Bock, and passed unanimously.

Discussions:

- **Motion:** to approve a proposal from Kelly Electrical Services to run power to a sump pump outside of 1365 South Chambers Road in the amount of \$1,138.00 was made by Lynn Baker, seconded by Tom Bock, and passed unanimously.
- **Motion:** to approve a proposal from Kelly Electrical Services to install a new electrical meter stack outside of 1415 South Chambers Road in the amount of \$24,629.00 was made by Tom Bock, seconded by Tom Liszak, and passed unanimously.

Architectural: None.

Manager's Report – Board Reports: Korey gave an update on daily operations.

Board Business – Decisions made between meetings: None.

New Business & Discussion Items: The Board expressed their maintenance priorities to the new Association Manager.

Correspondence: None.

Hearings: None.

Adjournment: 6:37 pm

Next Meeting: March 22, 2023 – 6:00 at CPMG