

Carriage Park Homeowners Association

Board of Directors Meeting Minutes

March 22, 2023 – 6:00 PM

CPMG Office

Meeting was called to order at 6:02 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 were two homeowners in attendance. Some of the topics they discussed included the status of the wooden fence on Chambers Road, whether or not the community is still FHA-approved, and trespassers drinking alcohol and causing a disturbance at the basketball courts late at night.

Approval of Meeting Minutes

- **Motion:** to approve the February 22, 2023 minutes was made by Tom Liszak, seconded by Lynn Baker, and passed unanimously.

Manager's Report: Korey Bueng gave an update on daily operations.

Financials/Legal/:

- **Motion:** to accept the February 2023 financials prepared by CPMG, subject to audit was made by Tom Liszak, seconded by Lynn Baker, and passed unanimously.
- **Motion:** to approve repaying the loan from the reserves to the operating account for the 2023 insurance renewal from Anderson-Ban Insurance as funds become available was made by Tom Liszak, seconded by Tom Bock, and passed unanimously.

Old Business: None.

New Business & Discussion Items:

- **Motion:** to approve a proposal from DCPS to demolish and replace the concrete steps at 1325 S. Chambers Rd. #101, 1325 S. Chambers Rd. #103, 1355 S. Chambers Rd. #101 and 1355 S. Chambers Rd. #102 in the amount of \$9,677.42 was made by Tom Bock, seconded by Lynn Baker and unanimously passed.
- **Motion:** to install signage discouraging trespassing and consuming alcohol in the Common Elements was made by Lynn Baker, seconded by Tom Liszak and unanimously passed.
- **Motion:** to install signage discouraging dumping of large trash items in the dumpster corrals was duly made, seconded, and unanimously passed.

Architectural: None.

Approved Between Meetings:

- Approved an architectural request for a radon mitigation system at 1355 S. Chambers Rd. #105.

Correspondence: None.

Hearings: None.

Adjournment: 6:54 PM.

Executive Session: Please refer to Executive Session minutes.

Next Meeting: April 26, 2023 – 6:00 PM at CPMG