

Carriage Park Homeowners Association

Board of Directors Meeting Minutes

April 27, 2022

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

Board members present: Tom Lyszak, Lynn Baker, Tom Bock

Board members absent and excused: None

CPMG Staff: Virginia Johnson, Association Manager

Contractors Present: None

Homeowner Forum: 0 homeowners in attendance

Topics: none

Approval of Meeting Minutes

- **Motion:** to approve the March 24, 2022 minutes with corrections was made by Lynn Baker, seconded by Tom Bock and passed unanimously.

Financials/Legal:

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

- **Motion:** to approve the draft rules and regulations was made by Lynn Baker, seconded by Tom Lyszak and passed unanimously.

New Business & Discussion Items:

- **Discussion:** The parking program was discussed and CPMG has handed out almost all of the hanging tags and captured information on the cars that park on the property.
- **Discussion:** The rules and regulations rewrite was discussed and will be worked on next month.

Architectural:

- **Motion:** to NOT approved the ac request form 1455 103 for windows with no grids. Windows must have grids
- **Motion:** to approve 1415 101 AC request for new windows was made by Tom Lyszak, seconded by Tom Bock and passed 2-0 with Lynn Baker abstaining because they were her windows.

Correspondence: None

Hearings:

Adjourned at 7:44 PM

Next Meeting: May 19, 2022 at 6:00 PM – CPMG –