

Carriage Park Homeowners Association

Board of Directors Meeting Minutes

May 24, 2023 – 6:00 PM

CPMG Office

Meeting was called to order at 6:04 PM by Tom Bock. Quorum of the Board of Directors established. Minutes taken and transcribed by Korey Bueng.

Board members present: Tom Bock and Lynn Baker.

Board members absent and excused: Thomas Liszak.

CPMG Staff: Korey Bueng, Association Manager.

Contractors Present: None.

Homeowner Forum: There was one homeowners in attendance. She was there to observe and did not have any issues to discuss.

Approval of Meeting Minutes

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

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

Financials/Legal/:

- **Motion:** to accept the April 2023 financials prepared by CPMG, subject to audit was made by Tom Bock, seconded by Lynn Baker, and passed unanimously.

Old Business:

- The Board discussed invoices from DoorKing relating the the community's gates.

New Business & Discussion Items:

- The Board discussed ideas for fixing drainage issues that a few members of the community are facing.
- The Board discussed the possibility of lowering the monthly assessments from the homeowners.
- The Board discussed the need for cleaning the community's gutters and the possibility of installing gutter guards.

Architectural: None.

Approved Between Meetings:

- Approved a proposal from Supreme Commercial Care for 2023-2024 landscaping in the amount of \$21,584.00.
- Approved a proposal from Supreme Commercial Care to install a new backflow device and anti-theft measures in the amount of \$2,733.22.
- Approved an architectural improvement request from 1435 S. Chambers Road #102 to install new windows.

Correspondence: None.

Hearings: None.

Adjournment: 7:16 PM.

Executive Session: None.

Next Meeting: June 28, 2023 – 6:00 PM at CPMG