

Carriage Park Homeowners Association

Board of Directors Meeting Minutes

June 16, 2022

Held at Gazebo on site

6:00 PM

Amended October 21, 2022 – Asphalt change order omitted on original minutes

Meeting was called to order at 6:05 p.m. by Tom Liszak. Quorum of the Board of Directors established. Minutes taken and transcribed by Virginia Johnson.

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

Board members absent and excused: None

CPMG Staff: Virginia Johnson, Association Manager

Contractors Present: None

Homeowner Forum: 10 homeowners in attendance

Topics: Meet and Greet neighbors, security, meetings at gazebo, pets, parking.

Approval of Meeting Minutes

- **Motion:** to approve the May 19, 2022 minutes as written was made by Tom Liszak, seconded by Lynn Baker and passed unanimously.

Financials/Legal:

- **Motion:** to accept May 2022 financials prepared by CPMG, subject to audit was made by Tom Liszak, seconded by Tom Bock and passed unanimously.
- **Motion:** to write off 1405-103 previous owner balance to bad debt was made by Tom Bock, seconded by Tom Liszak and passed unanimously.

- **Attorney Status Report:** The attorney Status report was reviewed

Manager's Report – Board Reports:

Virginia gave an update of daily operations. Manager report was reviewed.

Board Business – Decisions made

- **Motion:** to approve the AC request for 1455 103 for windows was made by Tom Bock, seconded by Lynn Baker and passed unanimously.
- **Motion:** to accept the Pet Scoop Bid for Pet removal services was made by Tom Bock, seconded by Tom Liszak and passed unanimously.
- **Motion:** to approve the asphalt change order in the amount of \$2,607.50 bringing the total project to \$16,182.50 was made by Tom Bock, seconded by Tom Liszak and passed unanimously

New Business & Discussion Items:

Motion:

Architectural:

Correspondence: None

Hearings:

Adjourned at 7:30 PM to executive session

Call to order from Executive Session 7:40 PM

Motion: to allow Attorney to assign lien on MG Matter #1477.008_Coll was made by Lynn Baker, seconded by Tom Liszak and passed unanimously.

Adjourned at 7:45 PM

Next Meeting: July 21, 2022 at 6:00 PM – at Gazebo –