

Carriage Park Homeowners Association

Board of Directors Meeting Minutes

June 28, 2023 – 6:00 PM

CPMG Office

Meeting was called to order at 6:01 PM by Tom Bock. Quorum of the Board of Directors established. Minutes taken and transcribed by Korey Bueng.

Board members present: Thomas Lyszak, Tom Bock and Lynn Baker.

Board members absent and excused: None.

CPMG Staff: Korey Bueng, Association Manager. Lakisha Newell, Association Manager.

Contractors Present: None.

Homeowner Forum: There were no homeowners in attendance.

Approval of Meeting Minutes

- **Motion:** to approve the May 24th, 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 May 2023 financials prepared by CPMG, subject to audit was made by Thomas Lyszak, seconded by Tom Bock, and passed unanimously.

Old Business:

- The Board discussed obtaining proposals for asphalt patching.

New Business & Discussion Items:

- The Board discussed a walkthrough to trim the trees in the community.
- The Board discussed moving the meeting dates to the fourth Thursday of each month.
- The Board discussed obtaining proposals for snow removal.
- The Board discussed the possibility of installing gutter guards in the community.
- There remains a vacancy on the Board of Directors.

Architectural: None.

Approved Between Meetings:

- Approved a proposal from Arapahoe County Security to code the walking gate lock and obtain ten new keys in the amount of \$270.00.

Correspondence: None.

Hearings: None.

Adjournment: 6:37 PM.

Executive Session: Please refer to Executive Session Minutes.

Next Meeting: July 27th, 2023 – 6:00 PM at CPMG