

## Carriage Park Homeowners Association

Board of Directors Meeting Minutes

August 18, 2022

Gazebo on property

6:00 PM

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

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

**Board members absent and excused:**

**CPMG Staff:** Virginia Johnson, Association Manager

**Contractors Present:** None

**Homeowner Forum:** 7 homeowners in attendance

**Topics:** dog run tabled for now, grading, parking, recycle, drainage.

### Approval of Meeting Minutes

- **Motion:** to approve the July 21, 2022 minutes as written was made by Tom Liszak, seconded by Lynn Baker and passed unanimously.

### Financials/Legal:

- **Motion:** to accept July 2022 financials prepared by CPMG, subject to audit was made by Lynn Baker, seconded by Tom Liszak and passed unanimously.
  - **Motion** to adopt the state required Resolution to cap interest rates at 8% was made by Tom Bock, seconded by Lynn Baker and passed unanimously.
  - **Motion** to adopt the state required revisions to the Conduct of Meeting Policy was made by Tom Bock, seconded by Lynn Baker and passed unanimously.
  - **Motion** to adopt the state required revisions to the Covenant Enforcement Policy was made by Tom Bock, seconded by Lynn Baker and passed unanimously.
  - **Motion** to adopt the state required revisions to the Collection Policy was made by Tom Bock, seconded by Lynn Baker and passed unanimously.
  - **Motion:** to approve the DGO bid for New Jack Doerfler for a total cost of \$748.74 was made by Tom Liszak, seconded by Tom Bock and passed unanimously.
  - **Informational:** A1 Chip seal is scheduled for work September 23 – 28 2022.
  - **Discussion:** Board would like to entertain bids from an engineer to look at drainage in the north section – Homeowners were informed they could add sandbags if they wanted to
- **Attorney Status Report:** The attorney Status report was reviewed – CPMG will remind Moeller Graf to just include details from 2022.

### Manager's Report – Board Reports:

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

### Board Business – Decisions made

### New Business & Discussion Items:

#### Architectural:

**Correspondence:** None

#### Hearings:

**Adjourned at 6:50 PM**

**Next Meeting:** September 15, 2022 at 6:00 PM – at Gazebo –

