

Carriage Park Homeowners Association

Board of Directors Meeting Minutes

September 15, 2022

Via zoom

6:00 PM

Meeting was called to order at 6:03 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: 4 homeowners in attendance

Topics: drainage, sand bags, ac requests, thanks for doing a great job.

Approval of Meeting Minutes

- **Motion:** to approve the August 18, 2022 minutes with corrections was made by Tom Liszak, seconded by Lynn Baker and passed unanimously.

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Financials/Legal/:

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

Discussions:

- **Discussion:** the board reviewed the bid from First on Site for several items around the community and will table until the other bids are received.
 - **Discussion:** the board is waiting for the bid concerning the electrical panel to come back before making a decision on which electrician to use.
 - **Informational:** A1 Chip seal is scheduled for work September 23 – 28 2022 for pot holes and 10.6.22 and 10.7.22 for crack seal.
 - **Discussion:** Board would like to entertain bids from and 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

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 1415 104 for a new storm door as made by Tom Liszak, seconded by Lynn Baker and passed unanimously.

New Business & Discussion Items:

Architectural:

Correspondence: None

Hearings:

Adjourned at 6:50 PM

Next Meeting: October 20, 2022 at 6:00 PM – budget workshop