

Carriage Park Homeowners Association

Board of Directors Meeting Minutes

November 3, 2022

No October Meeting but a budget workshop was held on 10.20.22 with finance
CPMG Office
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: 0 homeowners in attendance

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

Approval of Meeting Minutes

- **Motion:** to approve the September 15, 2022 and June 2022 (restituted minutes with change order for asphalt) was made by Tom Liszak, seconded by Lynn Baker and passed unanimously.

Financials/Legal/:

- **Motion:** to accept September 2022 financials prepared by CPMG, subject to audit was made by Tom Liszak, seconded by Lynn Baker and passed unanimously.
- **Motion:** to approve the 2023 budget with no increase was made Tom Liszak, seconded by Tom Bock and passed unanimously.

Discussions:

- **Motion:** to approve the DCPS bid for cedar fencing (\$36,182.01 – Metal fencing \$20,430.25 – Trash enclosures gates \$3,765.93 and stair rails \$25,000 for a total of \$85,378.19 – was made by Tom Liszak, seconded by Lynn Baker and passed unanimously.
 - **Motion:** to approve the AAA Services bid to repair electrical panel at building 1415 S Chambers Rd for a total cost of \$18,000 was made by Tom Bock, seconded by Tom Liszak and passed unanimously.
 - **Motion:** to approve the CPMG contract for 2023 was made by Tom Liszak, seconded by Tom Bock and passed unanimously.
 - **Motion:** to approve the Denver Drains bid for 1345 S Chambers drainage for a total cost of \$12,379.00 was made by Tom Liszak, seconded by Lynn Baker and passed unanimously.
 - **Motion:** to approve the Denver Drains bid for drainage at 1365 S Chambers for a total cost of \$5,422.00 was made by Tom Liszak, seconded by Lynn Baker and passed unanimously.
- **Attorney Status Report:** The Attorney Status report was reviewed
- Manager's Report – Board Reports:**
Virginia gave an update of daily operations.

Board Business – Decisions made between meetings

- 1385 104 AC request for screen Door

New Business & Discussion Items:

Architectural:

Correspondence: None

Hearings:

Adjourned at 6:50 PM

Next Meeting: November 22, 2022 annual meeting at CPMG (10/50 Lynn Baker term for reelection)