

**Carriage Homes at Stapleton**  
Board of Directors Meeting Minutes  
Meeting held Smart Space  
2371 Central Park Blvd.  
January 31, 2018

Meeting called to order at 6:30 p.m. by Linda Cotton. Quorum of the Board of Directors established. Minutes were taken and transcribed by Amber McCurdy.

**Board members present:** George Rosenberger and Linda Cotton in person Dexter Meyer and Karen Gladstone by phone.

**CPMG Staff:** Amber McCurdy, Association Manager

**Homeowner Forum:** Dan McIntosh 10391 E. 26<sup>th</sup> Ave. attended to discuss joining the Board. On a motion made by George Rosenberger, seconded by Linda Cotton and unanimously carried it was resolved to appoint Dan to the Board.  
Dexter Meyer 8278 E. 24<sup>th</sup> Dr. attended by phone and discussed his reelection for another term.

**Contractor Presentation:** Ghent with Pro Way Services attended to present his inspection of balcony railings and windows to the Board.

**Meeting Minutes:** November 9, 2017

- On a motion made by Dexter Meyer, seconded by George Rosenberger and unanimously carried it was resolved to approve the minutes.

**Manager's Report:** Karen Gladstone thanked Amber Mccurdy for her hard work and is glad that Amber is on top of things.

**Selection of officers:**

- **President:** On a motion made by Dan McIntosh, seconded by George Rosenberger and unanimously carried it was resolved to make Linda Cotton Board president.
- **Vice-President:** On a Motion made by George Rosenberger, seconded by Linda Cotton and unanimously carried it was resolved to make Dexter Meyer V.P.
- **Treasurer:** On a motion made by Linda Cotton, seconded by George Rosenberger and unanimously carried it was resolved to make Dan McIntosh Treasurer.
- **Secretary:** On a motion made by Dan McIntosh, seconded by Linda Cotton and unanimously carried it was resolved to make George Rosenberger secretary.

**Old Business:**

- **Maintenance chart:** The Board reviewed the maintenance responsibility chart. Wants to know if the Association can/ should cover the structural portions of the buildings as well as interior plumbing serving both units. Amber will research this and report back to the board at the March meeting.
- **Blackberry bush removal:** On a motion made by Dexter Meyer, seconded by Linda Cotton and unanimously carried it was resolved to pay Metco \$1750.00 for the removal of the blackberry bush.

**New Business:**

- **Moeller Graf bylaw amendment:** The Board tabled this item until they can complete the review of the maintenance chart.

**Financials/Legal:**

- **December financials:** On a motion made by Linda Cotton, seconded by George Rosenberger and unanimously carried it was resolved to approve the December financials subject to audit.
- **Attorney Status Report:** The Board reviewed the report.

**Correspondences:**

- The Board reviewed the correspondence.

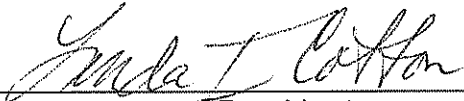
**Architectural Requests:** None

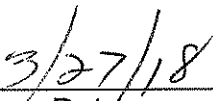
**Inspection report:** The Board reviewed the report.

**Adjournment:** 8:27 p.m.

**Next Meeting:** March 27, 2018 at 6:30 PM, Location TBD.

Minutes approved:

  
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President

  
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Date