

Carriage Homes at Stapleton

Meeting held via Zoom

Denver, CO 80238

February 15, 2024

Zoom

Meeting called to order at 3:39 p.m. by Dan McIntosh. Quorum of the Board of Directors established. Minutes were taken and transcribed by Virginia Johnson.

Board members present: Dan McIntosh, Linda Cotton, Karen Gladstone, Matt Shoemaker and Tom Cummings

Board Members absent and excused: None

CPMG Staff: Virginia Johnson, Association Manager

Contractors Present: None

Homeowner Forum: 0 Homeowner Present

Topics: None

Meeting Minutes and Managers report:

- **Motion:** to approve January 18, 2024 minutes as written was made by Linda Cotton, seconded by Karen Gladstone and passed unanimously.
- **Managers report:** The managers' report was reviewed
- **Violation Report:** no open violations
- **Work Order report:** Open work orders were reviewed

Financials:

- **Motion:** to accept the Final December 2023 financials, prepared by CPMG subject to audit was made by Linda Cotton, seconded by Tom Cummings and passed unanimously.
- **Discussion:** the January 2024 Financials were reviewed but the Treasurer had questions so acceptance was placed on hold until next meeting

New business: Decisions Made

- **Motion:** board will reimburse owners of 8288 E 24th Drive and 8272 E 24th Drive for water bills paid in error was made Karen Gladstone, seconded by Tom Cummings and passed unanimously
- **Motion:** to open owner portal in VMS system so homeowners can access their own ledgers and other documents for a cost of \$15.00 per month was made by Dan McIntosh, seconded by Matt Shoemaker and passed unanimously. The portal will open on April 1, 2024 – CPMG will handle the logistics and training
- **Discussion:** the 2023 taxes are ready for signatures and submittal -

New business: Discussions Had:

CPMG will host an invitational web session with Insurance broker and attorney concerning the state of the Insurance environment on February 29, 2024 and all board members are encouraged to attend.

Next meeting: March 21, 2024 3:30 PM Zoom –

Adjournment: 4:26 pm.