

Carriage Homes at Stapleton

Meeting held via Zoom

Denver, CO 80238

May 18, 2023

3:30 PM

Zoom

Meeting called to order at 3:40 PM p.m. by Dan McIntosh. Quorum of the Board of Directors established. Minutes were taken and transcribed by Virginia Johnson.

Board members present: Linda Cotton, Tom Cummings, Dan McIntosh,

Board Members absent and excused: Matt Shoemaker

CPMG Staff: Virginia Johnson, Association Manager

Contractors Present: None

Homeowner Forum: 0 Homeowner Present

Topics: None

Resignation of Board Member:

The board accepted the resignation of Daryl Gatewood effective May 15, 2023

Meeting Minutes and Managers report:

- **Motion:** to approve April 13, 2023 minutes as written was made by Linda Cotton, seconded by Tom Cummings, and passed unanimously.
- **Discussion:** The manager's report was reviewed.

New business: Decisions Made

- **Motion:** to accept the April 2023 financials, prepared by CPMG, subject to audit was made by Tom Cummings, seconded by Linda Cotton and passed unanimously.
- **Motion:** to approve the Preservation Tree Care 2023 bid to trim trees pre painting for a total of \$8,220.00 was made by Linda Cotton, seconded by Tom Cummings and passed unanimously.
- **Discussion:** to hold on applying more mulch to the areas that are being painted this year.
- **Motion:** to contact reserve study and have the beginning balance as of January 1 2023 changed to \$537,742.71 was made by Tom Cummings, seconded by Linda Cotton unanimously.
- **Discussion:** to revisit the ramp at 10373 E 26th Ave and request handrail be changed to meet Design standards.

New business: Discussions Had

- **Discussion:** the Reserve Study was reviewed and Linda Cotton pointed out the beginning balance of report is incorrect and requested it be changed. The board will review the entire report for any additional changes they would like to have made.
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Attorney Status: The Board reviewed the Attorney Status report

Next meeting: June 15, 2023 at 3:30 PM via zoom –

Budget workshop is October 26, 2023

Adjournment: 4:15 pm.