

Carriage Homes at Stapleton

Meeting held via Zoom

Denver, CO 80238

June 15, 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, Matt Shoemaker

Board Members absent and excused: None

CPMG Staff: Virginia Johnson, Association Manager

Contractors Present: None

Homeowner Forum: 0 Homeowner Present

Topics: None

Appointment of Board Member:

- **Motion:** to appoint Karen Gladstone to fill the open position with a term expiring at annual meeting 2023 was made by Dan McIntosh, seconded by Tom Cummings and passed unanimously

Election of Officers:

- **Motion:** to elect Linda Cotton as President and Dan McIntosh as Secretary with Tom Cummings, Matt Shoemaker and Karen Gladstone as members at large was made by Karen Gladstone, seconded by Dan McIntosh and passed unanimously.

Meeting Minutes and Managers report:

- **Motion:** to approve May 18, 2023 minutes with corrections was made by Dan McIntosh, seconded by Tom Cummings, and passed unanimously.
- **Discussion:** The manager's report was reviewed.

New business: Decisions Made

- **Motion:** to accept the May 2023 financials, prepared by CPMG, subject to audit was made by Dan McIntosh, seconded by Tom Cummings and passed unanimously.
- **Motion:** to accept the 2022 Draft Audit was made by Dan McIntosh, seconded by Tom Cummings and passed unanimously.
- **Motion:** to accept the engagement letter from Weidner for a 2 year audit for a total cost of \$3,100. Was made by Tom Cummings, seconded by Matt Shoemaker and passed unanimously.
- **Motion:** to accept the final reserve study was made by Dan McIntosh, seconded by Linda Cotton unanimously.

New business: Discussions Had:

Gutter cleaning – Delinquency Report -

Attorney Status: The Board reviewed the Attorney Status report

Next meeting: July 20, 2023 at 3:30 PM via zoom –

Budget workshop is October 26, 2023

Adjournment: 4:23 pm.