

Carriage Homes at Stapleton

Meeting held via Zoom

Denver, CO 80238

August 18, 2022

3:30 PM

Meeting called to order at 3:32 PM p.m. by Linda Cotton. Quorum of the Board of Directors established. Minutes were taken and transcribed by Virginia Johnson.

Board members present: George Rosenberger, Daryl Gatewood, Linda Cotton, and Dan McIntosh.

Board Members absent and excused: Christen McLemore

CPMG Staff: Virginia Johnson, Association Manager

Contractors Present: None

Homeowner Forum: 1 Homeowner Present

Topics: draught and water usage – requesting consider a study to change the landscape in between the sidewalk and curb. This will be added to report of items for future consideration.

Meeting Minutes and Managers report:

- **Motion:** to approve July 21, 2022 minutes as written was made by George Rosenberger, seconded by Daryl Gatewood, and passed unanimously.
- **Discussion:** The manager's report was reviewed.
- **Discussion:** cd renewal – Daryl will gather more information and share with the board.

New business: Decisions Made

- **Motion:** to accept the July 2022 financials, prepared by CPMG, subject to audit was made by George Rosenberger, seconded by Dan McIntosh and passed unanimously.
- **Motion** to adopt the state required Resolution to cap interest rates at 8% was made by Dan McIntosh, seconded by George Rosenberger and passed unanimously.
- **Motion** to adopt the state required revisions to the Conduct of Meeting Policy was made by Dan McIntosh, seconded by George Rosenberger and passed unanimously.
- **Motion** to adopt the state required revisions to the Covenant Enforcement Policy was made by Dan McIntosh, seconded by George Rosenberger and passed unanimously.
- **Motion** to adopt the state required revisions to the Collection Policy was made by Dan McIntosh, seconded by George Rosenberger and passed unanimously.
- **Discussion:** to approve the Supreme Commercial Snow contract with the following changes – Aprons will be done at 2 inches with the sidewalks – remove alley and streets verbiage use more equipment than shovelers whenever possible.

New business: Discussions Had

- **Discussion:** the Board will meet with CPMG Project team on September 12, 2022 at CPMG to identify scope of project to change documents after

the final draft from Attorney. The board will each bring talking points regarding the changes to the meeting.

- **Discussion**: the paint bids were discussed and tabled for now, the contractors will be asked if trim repairs and paint would be appropriate as a phase 1 activity and full paint as a phase 2 or 3.

Attorney Status: The Board reviewed the Attorney Status report

Next meeting:

September 15, 2022 3:30 PM

Adjournment: 5:30 pm.