

Carriage Homes at Stapleton
Board of Directors Meeting Minutes
Meeting held Smart Space
2371 Central Park Blvd., Denver, CO 80238
October 19, 2016

Meeting called to order at 6:00 p.m. by Paul Gladstone. Quorum of the Board of Directors established. Minutes were taken and transcribed by Debra Vickrey.

Board members present: Paul Gladstone (via phone), Dexter Meyer (via phone), Steve Petso, Linda Cotton and George Rosenberger.

CPMG Staff: Debra Vickrey, Association Manager, CAM, AMS, PCAM

Meeting Minutes: July 21, 2016

- **Motion** to approve the meeting minutes was made by Paul Gladstone, seconded by Steve Petso and passed unanimously.

Homeowner Forum: None

President's Report: None

Association Managers' Report: Debra Vickrey

- Debra gave an update on daily operations.

Discussion Items:

- **Motion** to ratify the Board's approval to appoint Linda Cotton to the Board with a term expiring in 2017, and George Rosenberger with a term expiring 2016 was made by Dexter Meyer, seconded by Steve Petso and passed unanimously.
- **Motion** to adopt the 2017 budget with no fee increase was made by Steve Petso, seconded by George Rosenberger and passed unanimously.
- The Board reviewed the JBK Landscape Plan and requested modifications before it is presented to the homeowners at the November 2016 annual meeting.
- **Motion** to revise the Rules and Regulations to include language that clarifies that the detached garages MAY NOT be leased separately from the unit was made by Dexter Meyer, seconded by Linda Cotton and passed unanimously.
- **Motion** to adopt the revised Rules and Regulations to include language about common areas, electronic vehicle charging stations, construction hours, solar panel installations and leasing of units was made by Dexter Meyer, seconded by Steve Petso and passed unanimously.
- **Motion** to permit CPMG to destroy records older than three years, other than those that are required by law to be maintained was made by Steve Petso, seconded by Linda Cotton and passed unanimously.

Contracts:

- The Board requested an additional bid for the railings repairs at 9883 E. 26th Ave.

- No action was taken on the landscaping proposals. CPMG was directed to get additional information from Indian Summer.
- **Motion** to approve The Electrician proposal in the amount of \$975.00 to install a new bollard was made by Dexter Meyer, seconded by George Rosenberger and passed unanimously.
- **Motion** to approve the BrightView 2016-2017 snow removal contract was made by Paul Gladstone, seconded by George Rosenberger and passed unanimously.
- No action was taken on the proposals for painting the light fixtures. The Board agreed to have this work done during the regular painting cycles.
- **Motion** to approve the 2017 CPMG Management Contract in the amount of \$19,224.00 was made by Paul Gladstone, seconded by George Rosenberger and passed unanimously.

Financials/Legal:

- **Motion** to accept the September 2016 CPMG financials subject to audit was made by Steve Petso, seconded by Paul Gladstone and passed unanimously.
- **Motion** to ratify the Board's approval to send account 2607 Florence Street to attorney Moeller Graf for collections was made by Dexter Meyer, seconded by Linda Cotton and passed unanimously.

Correspondences: No action required.

Architectural Requests:

- **Motion** to deny the request form 9851 E. 26th Ave. to install a WIFI antenna because guidelines have not yet been established of this type of installation was made by Dexter Meyer, seconded by Paul Gladstone and passed unanimously.

Hearings: None

Adjournment: 8:15 p.m.

Next Meeting: Annual Meeting at Smart Space November 21, 2016

Minutes approved:



Paul Gladstone, President



Date