

## Carriage Homes at Stapleton

Meeting held via Zoom

Denver, CO 80238

October 24, 2023

After the Budget Workshop

Zoom

Meeting called to order at 7:15 p.m. by Linda Cotton. Quorum of the Board of Directors established. Minutes were taken and transcribed by Virginia Johnson.

**Board members present:** Linda Cotton, Dan McIntosh, Matt Shoemaker, Karen Gladstone

**Board Members absent and excused:** Tom Cummings

**CPMG Staff:** Virginia Johnson, Association Manager

**Contractors Present:** None

**Homeowner Forum:** 1 Homeowner Present

Topics:

### Meeting Minutes and Managers report:

- **Motion:** to approve September 28, 2023 minutes with corrections was made by Dan McIntosh, seconded by Matt Shoemaker and passed unanimously.
- **Discussion:** The manager's report was reviewed.

### New business: Decisions Made

- **Motion:** to accept the September 2023 financials, prepared by CPMG, subject to audit was made by Linda Cotton, seconded by Dan McIntosh and passed unanimously.
- **Motion:** to approve the 2024 budget with a \$5.00 increase was made by Dan McIntosh, seconded by Karen Gladstone and passed unanimously.
- **Discussion:** the Attorney Status Report was reviewed.
- **Motion:** to renew the Insurance for 2024, Option 2 for property and option 3 for Umbrella and a total package of \$62,859 was made by Karen Gladstone, seconded by Dan McIntosh and passed unanimously.
- **Motion:** to approve the 2024 CPMG contract with no increase was made by Matt Shoemaker, seconded by Dan McIntosh and passed unanimously.
- **Motion:** to approve CPS bid to clean gutters for a total cost of \$2,700 was made by Dan McIntosh, seconded by Matt Shoemaker and passed unanimously.
- **Discussion:** several bids to skirt trees were reviewed and tabled until Spring.

**New business: Discussions Had:** None

**Next meeting:** November 16, 2023 Annual Meeting then board meeting directly after –

**Adjournment:** 7:53 pm.