

Carriage Homes at Stapleton
Board of Directors Meeting Minutes
Meeting held Smart Space
2371 Central Park Blvd., Denver, CO 80238
June 15, 2016

Meeting called to order at 6:30 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, Steve Petso, Warren Lee, and Dexter Meyer

CPMG Staff: Debra Vickrey, Association Manager and Lina Kyle, Deputy Project Manager

Meeting Minutes: May 18, 2016

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

Homeowner Forum: 4 attendees

- Concerns were expressed about the neglected landscaping, and the lack of attention to the weeds throughout the community.
- Owners thanked the Board for their efforts serving the community.
- There was discussion about all the trash cans left out after pick up has occurred.

President's Report: None

Association Managers' Report: Debra Vickrey

- Debra gave an update on daily operations.
- There was a report on CPMG's activities with Valley Crest regarding the maintenance of the landscaping.

Discussion Items:

- **Motion** to adopt the Reserve Studies Policy in compliance with state law was made by Warren Lee, seconded by Dexter Meyer and passed unanimously.
- The Board and CPMG discussed next steps to investigate the possibility of sub-metering.
- The Board reviewed two landscape architect proposals. CPMG was directed to narrow the scope of review to the front and sides of the units along 26th Avenue. New proposals will be presented to the Board.
- The draft violation letters, in compliance with the newly adopted enforcement policy, were reviewed and accepted by the Board.
- **Motion** to adopt a Resolution prohibiting the storage of personal items in the common area was made by Paul Gladstone, seconded by Steve Petso and passed on a vote of 3 to 1 with Warren Lee voting no.

Contracts:

- The Comcast Agreement, provided by Hammersmith, was discussed. The Board directed CPMG to have the Association attorney review and provide the pros and cons of the agreement. Paul Gladstone, President agreed to contact Hammersmith and request an extension to the July 7, 2016 deadline.
- **Motion** to approve the Valley Crest proposal, not to exceed \$15,168.00, for removal of dead plantings, clearing of vines, and minor repairs to identified areas was made by Dexter Meyer, seconded by Warren Lee and passed on a vote of 3 to 1 with Paul Gladstone voting no.
- The Board discussed the two proposals for gutter cleaning and repairs. CPMG was directed to have the proposal modified and resubmitted to the Board.

Financials/Legal:

- **Motion** to accept the May 2016 CPMG financials subject to audit was made by Dexter Meyer, seconded by Steve Petso and passed unanimously.
- **Motion** approve the Weidner & Associates proposal in the amount of \$1,900.00 for the 2016 taxes and audit was made by Steve Petso, seconded by Dexter Meyer and passed unanimously with the request the audit be timely.

Architectural Requests: None

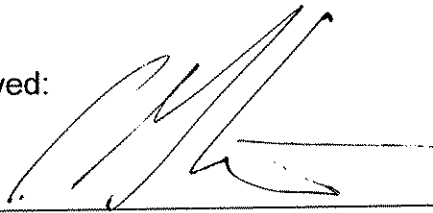
Correspondences: No action required.

Hearings: None

Adjournment: 9:00 p.m.

Next Meeting: July 21, 2016 at 4:00 p.m.

Minutes approved:



Paul Gladstone, President

7/21/16
Date