

Carriage Homes at Stapleton
Board of Directors Meeting Minutes
Meeting held CPMG
2620 S. Parker Rd. Ste. 105
September 11, 2017

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 Amber McCurdy.

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

CPMG Staff: Amber McCurdy, Association Manager

2018 Budget:

- On a motion made by Dexter Meyer, seconded by Linda Cotton and unanimously carried it was resolved to approve the 2018 budget with a 3% increase on homeowner assessments.

Meeting Minutes: July 24, 2017

- On a motion made by George Rosenberger, seconded by Steve Petso it was resolved to approve the minutes.

Homeowner Forum: None

President's Report: Paul Gladstone

- Paul discussed the reserve study. Asked that the Board review and report back to Amber within two weeks with any corrections or questions. Asked Association Manager Amber McCurdy to send a reminder if no one has responded within the two week time frame. Directed Amber McCurdy to draft a fall newsletter. Requested that manager Amber McCurdy check the governing documents on the CPMG web site to make sure the architectural guidelines are posted. Directed manager to set up a meeting with Metco the landscapers to address issue on the property and clarify bids requested for landscape improvements.

Association Managers' Report: Amber McCurdy, CAM, CMCA

- The Board reviewed the manager's report.

Discussion Items:

- **CD renewal:** The Board reviewed the renewal.

Contracts:

- **Metco revive proposal:** This item was tabled as the lawns are showing improvement.
- **Metco Blackberry bush removal:** This proposal was denied as the price is too high for removal. The Board believes bush has already been removed per the homeowner's direction.

- **Preservation Tree Care removal and replacement bid:** This item was tabled until the Board receives the bid for replacement of trees removed along 26th Ave.
- **The Electrician Bollard replacement:** On a motion made by Linda Cotton, seconded by Steve Petso and unanimously carried it was resolved to approve the replacement of the bollard in the amount of \$750.00.

Financials/Legal:

- **August financials:** On a motion made by Dexter Meyer, seconded by George Rosenberger and unanimously carried it was resolved to approve the August financials subject to audit.

Correspondences:

- The Board discussed the mix up on trash day.


Architectural Requests: None

Inspection report: The Board reviewed the report.

Adjournment: 8:00 p.m.

Next Meeting: Annual meeting November 9, 2017 at 6:00 PM sign in. Smart Space, 2371 Central Park Blvd., Denver, CO 80238. There are two positions up for re-election.

Minutes approved:



11/9/17
Date