

Carriage Square Homeowners Board
Directors Meeting
January 20, 2016
Minutes

The meeting, held at the home of Mary Ellen Komac, 1050 Stagecoach Lane. In the absence of the President, the meeting was called to order by Vice-President Michele Stokes at 7:10 p.m.

Board members present: D. Lakers, M. E. Komac, K. Hoppe, and M. Stokes

Guests present: Patrick Lakers and Robert Komac

The minutes for the meetings of November 18, 2015 were read and approved.

Treasurer's Report:

Treasurer Donna Lakers reported that 62 homeowners had submitted their dues for 2015/2016 year. The balance as of December 31, 2015 was \$7614.29. No expenses have been paid since the last meeting. It was noted that the number of homeowners who have paid dues is less than last year at this time. It was suggested that a review of those who have not paid be done to possibly identify any commonalities or trends, such as newer owners or Winnie Lane addresses. It was seen as a good idea to have a short article in the next newsletter on the costs of maintaining the Association and how dues are utilized by the Board.

Realtors report: No contacts made, as there were no properties for sale.

Recorder's Office Report:

No ownership changes were found. However, with the assistance of resident and attorney, Dawn Ellerbrock, a legible PDF version of the CC&Rs was found on the site through the use of document numbers. The Secretary provided copies, but it was noted the supplement which includes drawings for fence specs was not included. Secretary Mary Ellen Komac said she would search for the supplement on the site and provide copies at the next meeting. Ms. Ellerbrock also made the point that the legible copy that the Board retyped should not be distributed and should be taken down from the Association's website as it does not constitute a legal document.

Painting/Roofing Alteration Requests Received:

No requests were received.

CC&R's Violations:

There was discussion that there are existing violations that need to be addressed. However, since there were only four Board members present, it was decided the discussion of action to be taken would be deferred to the March meeting.

General Business:

Vice-president Michele Stokes reported that the December caroling event was a success with 12 people participating. She suggested next year that the start time be 5:00 pm so it wouldn't be as dark.

The copy of a signed coversheet showing the CC&R's were read by the residents Calash still has not been received from TICOR Title Company after three attempts by the Secretary. It was suggested that the next contact be made by Rich Sharp as President of the Association.

Discussion of the neighborhood garage sale continued. It was agreed the date should be in May and will be set at the March meeting. The next newsletter will give details. The Vice-president offered to handle the advertising on websites. Also, an effort should be made to determine how many households will participate so that the Board can get balloons to tie to mailboxes early that morning.

Newsletter ideas were solicited. The ideas mentioned were a short financial explanation by the Treasurer, garage sale information and perhaps some spring seasonal tips by the President. More ideas should come out of the March meeting, with a goal of having the newsletter finalized in early April.

The next meeting date was set for March 16, 2015 at 7:00 pm at the home of Rich and Charity Sharp, 1840 Clydesdale Drive.

There being no other business to discuss, the meeting was adjourned at 8:30 pm.