

**Carriage Square Homeowners Board**  
**Directors Meeting**  
**November 18, 2015**  
**Minutes**

The meeting, held at the home of Donna Lakers, 1110 Cabrolet Drive, was called to order by President Rich Sharp at 7:15 p.m.

All Board members were present: R. Sharp, C. Sharp, D. Lakers, M. E. Komac, K. Hoppe, S. Brady and M. Stokes  
Guest present: Patrick Lakers

The minutes for the meetings of July 8, 2015 and September 9, 2015 were read and approved.

Treasurer's Report:

Treasurer Donna Laker reported that 58 homeowners had submitted their dues for 2015/2016 year. The current balance is \$7,499.52. No expenses have been paid since the last meeting.

Recorder's Office Report:

Resident and attorney Dawn Ellerbrock notified Secretary Mary Ellen Komac of a public auction of the property at 1725 Chaise Drive. Subsequently, the Recorder and Assessor's offices website showed the new owner to be Wells Fargo Bank. The Secretary will monitor the websites to watch for any future change of owner.

Painting/Roofing Alteration Requests Received:

Request for replacement of the fence between 1010 Stagecoach Lane and 1050 Stagecoach Lane was approved. In discussion of fence repairs versus replacement, it was agreed the CC&R's did require Board approval for replacement and conformance to the drawings contained in the document.

CC&R's Violations:

There was a general discussion of some residents leaving their garbage cans/bins outside their fences beyond pickup day. It was decided the next newsletter should include a reminder to the residents.

Donna Lakers discussed a proposed city ordinance to address utility trailers left on the street. It has not been approved as of this date.

General Business:

The Secretary distributed a draft memo to Title companies as a reminder to include a copy of the CC&R's and to notify new owners of the yearly dues. The memo was reviewed, with suggestions of the addition of the website and of a review by attorney Dawn Ellerbrock. The Board indicated that if there were no further changes, the Secretary could send out the memo with a copy of the CC&R's attached to the Title companies operating in Carson City. Discussion

also included the need to contact individual realtors who are selling properties in Carriage Square. Treasurer Donna Lakers volunteered to monitor the properties for sale and provide realtors with CC&R's.

The Secretary related a conversation with Northern Nevada Title about providing a copy of the Preliminary Data Report which included the sign-off of a resident that he was aware of the CC&R's. As of this date, the company has not provided the copy. The Secretary will follow up.

There was discussion of homeowners who had cleared sidewalks of vegetation which blocked access.

Director Charity Sharp asked for feedback the Board may have received on the summer picnic. The feedback was all positive, and there was discussion this was an event which could be built on in future years.

Vice-president Michele Stokes discussed plans for the caroling event. December 20, 2015, at 6:00 pm was decided as the date and time. All residents interested in participating will meet at the park sign on Cabrolet Drive. There will be a reminder of the event in the next newsletter.

The next meeting date is January 20, 2016, 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.