**Carriage Square Homeowners Board**

**Directors Meeting**

**December 17, 2014**

**Minutes**

The meeting, held at the home of Rich and Charity Sharp, 1840 Clydesdale, was called to order by President Rich Sharp at 7:15 p.m.

Board members present: R. Sharp, C. Sharp, D. Lakers, M. E. Komac, K. Hoppe, and S. Brady.

Guests present: C. Hoffecker, R. Stevenson, P. Lakers and B. Evarts.

The minutes of the previous meeting were unavailable.

Treasurer’s Report:

Treasurer Donna Laker reported that 58 homeowners had submitted their dues for 2015 for a total of $1,450. 58% of homeowners have paid their dues. Former Vice President Craig Hoffecker reported an ending balance as of November 30, 2014 of $5,733.52.

Recorder’s Office Report:

No report of new homeowners, as of 12/17/2014. However, a sale is pending at 1835 Clydesdale Drive.

Painting/Roofing Alteration Requests Received:

None received

CC&R’s Violations:

There was discussion regarding a large boat parked on the southeast side of Chaise Drive. It was believed to belong to the new owners of 1250 Chaparral Drive, Mark and Melissa De La Torre. Director Ken Hoppe volunteered to discuss the situation with the homeowners that very evening. Ken reported back that the homeowner was unaware of the CC&R issue and had indicated the street parking was only temporary. The homeowner’s plan is to move it to his driveway within two weeks and then eventually to a cement pad behind the fence.

General Business:

As this was the first meeting of the new Board, there was much discussion of goals and the preferred approach to problems. President Rich Sharp indicated a preference for polite discussions with homeowners before any letters are sent. Also, a theme of “Get to Know Your Neighbors” was seen as important. This discussion concluded with informal approval by members with no objections.

There was an informational discussion regarding the call to Vice President M. Stokes from homeowners Richard and Stephanie Arrigotti with questions about the purpose and use of dues.

The following list of action items decided upon and the members who volunteered to accomplish them:

- K. Hoppe – Talk to the owners of 1250 Chaparral regarding the boat parked on Chaise.

- M.E. Komac – Retype the CC&R’s to have them ready for new welcome packets.

-D. Lakers – Make necessary changes with the bank for access to the account.

-D. Lakers, R. Sharp, M.E. Komac – Send out a dues reminder notice, along with a short newsletter.

-R. Sharp – Develop two newsletter items on the topics of getting to know your neighbors and the fire danger of juniper bushes.

- C. Sharp, K. Hoppe, R. Sharp, M.E. Komac and S. Brady– Gather materials and prepare welcome packets.

- R. Sharp – Speak to Mr. and Mrs. Arrigotti in person regarding their questions about the purpose and use of membership dues.

- S. Brady – Host next Board meeting at her home on March 18, 2015 at 7:00 pm.

- All Board members – Inform the Secretary of any change of ownership they notice. She will check the Assessor’s website to confirm.

There being no other business to discuss, the meeting was adjourned at 8:32 pm.