

**Carriage Square Homeowners Board**  
**Directors Meeting**  
**March 22, 2017**  
**Minutes**

The meeting held at the home of Donna Lakers, 1110 Cabrolet Drive, was called to order by President Rich Sharp at 7:05 p.m.

Board members present: R. Sharp, D. Lakers, M. Stokes, Sharon Brady and M.E. Komac

Guest present: Patrick Lakers

The minutes for the meetings of January 18, 2017 were read and approved.

Treasurer's Report:

Treasurer Donna Lakers reported that 70 homeowners had submitted their dues for 2017. The balance as of March 22, 2017 was \$5,320.00.

The 2016 tax form was completed and sent in. The insurance payment of \$942.00 was paid. There was discussion about the rising insurance premium. 2015 - \$785, 2016 - \$864, and 2017- \$942, representing an increase of close to \$80 each year. Since this is primarily liability coverage for Board members, it was decided that before the next year's payment is made there should be an effort to comparison shop. In a related discussion, the question was raised about increasing yearly Association dues. President Rich Sharp suggested it could be discussed at the September Annual Meeting. In the meantime, the Board members should do research on how this can be done. The Board agreed.

Realtors report: No realtors were contacted. The Treasurer will contact the realtor of 1117 Chaparral Dr. She will also contact the realtor involved in the Cabrolet house which is in foreclosure to find out the status of the legal proceedings.

Recorder's Office Report: No new owners were found. The previously discussed welcome packets have not been mailed. Rich will contact the Director who is responsible for getting them out.

Painting/Roofing Alteration Requests Received:

No requests were received.

CC&R Violations: The Chaparral homeowner who has received two letters regarding a utility trailer parked in his driveway contacted both Rich and Vice-president Michele Stokes by phone this past week and assured them the trailer would be gone the next day. The homeowner complained about the state of his neighbor's yard. Rich told him as the CC&R's did not address this type of issue, the homeowner should contact the neighbor himself.

The Chaise Drive situation regarding a travel trailer parked beyond the set-back appears resolved, as the trailer is no longer there. However, a utility trailer is now parked on the driveway and is full of yard debris. Rich suggested we monitor the situation between now and the May meeting. The Board agreed.

General Business:

The Board reviewed the draft letter prepared by Secretary Mary Ellen Komac about fence replacement and the revised Approval form which is to be sent to homeowners whose properties back up to the Park. A discussion of changes to the letter resulted in the decision that another draft would be sent to Board members by the Secretary, and if the members find it acceptable, she will send it and the revised form out.

The annual Garage Sale was discussed. June 3, 2017 was chosen as the date. The upcoming newsletter will publicize it and also a separate flyer closer to the date. Michele will do the website work and all the other advertising necessary. Rich suggested the Board will finalize plans at the May meeting.

Rich will write a President's message for the spring newsletter and resident Tish Allen will write an article about the maintenance of the Chaise Court median.

The next meeting date was set for Wednesday, May 17, 7:00 pm at Sharon Brady's home, 1905 Victoria Lane.

The meeting was adjourned at 8:10 pm.