

Carriage Square Homeowners Board
Directors Meeting
May 10, 2016
Minutes

The meeting held at the home of Donna Lakers, 1110 Cabrolet was called to order by President Rich Sharp at 7:10 p.m.

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

The minutes for the meetings of March 16, 2016 were read and approved.

Treasurer's Report:

Treasurer Donna Lakers reported that 70 homeowners had submitted their dues for 2016. The balance as of May 3, 2016 was \$6,648.89. No expenses to report since the last meeting.

Realtors report: No contacts made. The Treasurer will contact the realtor for 1725 Chaise Dr.

Recorder's Office Report: No new owners. Director Charity Sharp plans to deliver a Welcome packet to the renters of 1010 Cabrolet Dr. As a future approach, if renters have CC&R violations, it was agreed to speak to the renters first. If problem continues, the Board will communicate with the property owners by letter.

Painting/Roofing Alteration Requests Received:

Request for approval of roof replacement received from Mary Klemme, 1840 Chaise Dr. Request approved.

Request for approval of paint colors and siding improvements from Pat and Donna Lakers, 1110 Cabrolet Dr. Request approved.

Request for approval of roof replacement received from Jaime and Triana Tijerina, 1101 W. Winnie Ln. Request approved.

CC&R Violations: The President described a successful conversation with a homeowner on Clydesdale regarding a utility trailer parked on the driveway. It was moved behind the fence the same afternoon. The homeowner appreciated having a conversation with a Board member instead of receiving a letter.

The President also described the conversation he and Secretary Mary Ellen Komac had with a homeowner on Chaparral regarding a travel trailer parked on the driveway. At this date the travel trailer is still on the driveway, plus a utility trailer is now in place. Charity Sharp proposed a letter be sent with a timeframe of 30 days of receipt of the letter in which the trailers need to be moved. Samples of letters sent by previous boards were reviewed. It was agreed that the timeframe of 30 days should be consistently applied to all CC&R violators, with a reference

included that the next communication would come from our attorney. It was also suggested that the subsection of the CC&R's which addresses this violation be quoted in the letter.

Also on Chaparral, a homeowner who has a utility trailer and on Calash a homeowner is leaving multiple garbage containers in front of the fence. The President said he would check out both of these situations.

General Business:

The President opened discussion of a request by a Carriage Square homeowner that information appear on our website regarding the proposed Vintage development planned for the Andersen Ranch land. The homeowner asked that website addresses and links be added. The President's opinion was that this development would not directly affect our neighborhood, and therefore there was no rationale for mention of it on the website. The Treasurer further suggested that the Board take no position on the proposed development. All Board members agreed to this, and the President will call the homeowner to explain the Board's position.

The Secretary shared the copies of mortgage default documents for a Cabrolet address sent to the Board by attorney Dawn Ellerbrock. No Board action is required.

Planning continued for the June 4 neighborhood garage sale. It was agreed that a flyer as a reminder is a good idea. The Board will meet at the Sharp's house that morning to distribute balloons and signs.

The fencing issue was discussed. The CC&R language appears to apply to the perimeter of a lot, so even fences between houses should follow the specifications and drawings. The President indicated that the fencing material originally used cannot be found in locally without a special order. It was suggested that all homeowners who back up to the park should agree that 8" boards are acceptable. Board members will communicate with the affected homeowners before the next meeting.

The summer barbecue date was set for August 20, 2016 at 4:00 pm. More detailed planning will occur at the next meeting.

The next meeting date was set for July 13, 2016 at 7:00 pm at the home of Sharon Brady, 1905 Victoria.

There being no other business to discuss, the meeting was adjourned at 8:25 pm.