

Carriage Square Homeowners Board
Directors Meeting
July 12, 2016
Minutes

The meeting held at the home of Sharon Brady, 1905 Victoria, was called to order by President Rich Sharp at 7:10 p.m.

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

The minutes for the meeting of May 10, 2016 were read and approved.

Treasurer's Report:

Treasurer Donna Lakers reported that 71 homeowners had submitted their dues for 2016. The balance as of July 12, 2016 was \$6,517.89. Expenses reported were \$38 related to the neighborhood garage sale.

Realtors report: The Treasurer contacted the realtors for 1725 Chaise Dr. and 1707 Chaise Ct.

Recorder's Office Report: No new owners.

Painting/Roofing Alteration Requests Received:

No requests received

CC&R Violations: The President asked for Board approval to contact the Association attorney to write a letter to the Chaparral Dr. homeowner who still has not moved the camping trailer after the 30-day window required in the letter sent by the Board. The Board's letter clearly indicated inaction would result in communication from an attorney. Secretary Mary Ellen Komac will contact the law firm of Allison, MacKenzie to start the process. It is understood that legal fees will now have to be paid.

The President said he would contact homeowners on Calash, Chaparral, Clydesdale and Chaise for issues of recreational vehicles parked in driveways and garbage cans visible from the street. It was agreed that due to summer recreational uses, the Board would not contact homeowners until a week has passed without movement of the vehicles.

General Business:

The neighborhood garage sale was a success with 18 households participating. Feedback from homeowners and buyers was uniformly positive. It is expected that next year's event will have a few improvements and be even more popular.

Planning for the August 20 picnic in the park continued. There will be a coordination meeting August 3 in the park. The President suggested that funds from the Treasury be used this year. It

was discussed and agreed that when the Board was made aware of impending legal costs, a decision would be made about reimbursement of picnic costs.

On a related note, the Treasurer and her husband went door-to-door to deliver picnic flyers, but were only able to contact 12 homeowners. She and the Secretary wanted the Board to address whether leaving communications under doormats was a possible approach. Although previous Boards had a few complaints regarding this issue, it was agreed in the future flyers and other communications could be left at homeowners' doors at the discretion of the Board.

Fall newsletter topics were discussed. The Secretary suggested the newsletter contain an article relating to "What your Board does for you". It would describe all the activities and responsibilities handled by the current Board in the last two years. It is hoped this will motivate more dues payments.

The fencing issue was discussed. All the Stagecoach Lane homeowners have been contacted, but not all the residents on Clydesdale Dr. When the contacts have been made, it was agreed that a letter with the CC&R fencing specifications attached would be sent to the affected residents.

The next meeting date was set for September 21, 2016 at 7:00 pm in the Park

There being no other business to discuss, the meeting was adjourned at 7:55 pm.