

Carriage Square Homeowners Board Directors Meeting

July 12, 2017 Minutes

The meeting, held in the Carriage Square Park, was called to order by President Rich Sharp at 7:05 p.m.

Board members present: R. Sharp, M. Stokes, S. Brady, K. Hoppe, B. Hoffecker and M.E. Komac

Guests present: Charity Sharp

The minutes for the meeting of May, 2017 were read and approved.

Treasurer's Report:

The balance as of June 30, 2017 was \$5,380.89. Treasurer Donna Lakers resigned her office effective July 1, 2017. The Board agreed since the annual election meeting was scheduled for September that the President would temporarily assume the Treasurer role until the election.

Realtors report: The realtor for the property in foreclosure at 1230 Cabrolet is now Ryan Tate of First Nevada Realty. Secretary Mary Ellen Komac called to get an update. Mr. Tate indicated there would be an eviction order issued the second week of August. After the property is vacant and empty, he and Federal Mortgage will decide on a marketing plan.

Recorder's Office Report: New owners include the following: 1110 Cabrolet – Bradley and Lana Merrill; 1725 Chaise – Sena Loyd; 1849 Chaise – Craig and Amanda Peachay; 1117 Chaparral – Brett and Geigy Stringer; 1100 Chaparral – Thomas and Michele Collins.

The mailing of Welcome Packets was discussed again.

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 seems to be using the trailer on a frequent basis, as it seen to come and go. If it is seen to remain in place, the Board will address the situation with the homeowner.

The Chaise Drive homeowner with the travel trailer on his driveway has received the second letter. No response as of this date.

The secretary discussed receiving a complaint from a resident regarding dogs in the park. She explained that it was a city park, and the resident should contact either Parks or Animal Control as it was not an issue the HOA could address.

General Business: The Garage Sale had at least 15 residences participating with probably even more buyer traffic than last year. Vice-president Michele Stokes was thanked for her coordination of the event.

The president was contacted by a homeowner regarding a prowler seen through a security camera. The homeowner was advised to contact the Sheriffs Office. Director Ken Hoppe also had observed a suspicious vehicle that quickly left the neighborhood after a picture was taken.

The picnic planning meeting was set for August 23, 2017, 6:30 in the park. The picnic date is September 9, 2017 at 4:00 pm.

A letter was received from resident Robert Sennett who wanted it printed in the next newsletter. It was decided it could be printed, along with 3 or 4 others on the topic of the value of our HOA. Other newsletter topics suggested included picnic promotion, board election information and date, and increased awareness of home security.

The topic of increasing dues was tabled for the next Board to address as they see fit.

The Vice-president suggested the Board work on a manual to pass on to the new board. It could contain form letters, progressive process and timelines for CC&R violators, officer procedures, website contents, and other strategies this Board has utilized. The Vice-president will coordinate this project.

The next meeting is the annual election meeting. The date set is September 20, 2017, 6:00 in the park. As the President expects to be out of town on that date, the Vice-president will preside.

The meeting was adjourned at 8:10 pm.