

**Carriage Square Homeowners Board**  
**Directors Meeting**  
**March 16, 2016**  
**Minutes**

The meeting, held at the home of Rich and Charity Sharp, 1840 Clydesdale and was called to order by President Rich Sharp at 7:10 p.m.

All Board members were present.

Guest present: Craig Hoffecker

The minutes for the meetings of January 20, 2016 were read and approved.

Treasurer's Report:

Treasurer Donna Lakers reported that 68 homeowners had submitted their dues for 2016. The balance as of February 29, 2016 was \$6,573.89. \$864 was paid to State Farm Insurance. \$250 was paid to the Secretary of State for the Association's business license. Secretary Mary Ellen Komac was reimbursed \$51.40 for office supplies. IRS taxes have been completed and mailed.

A discussion of dues payment concluded that dues paid through September of a given year are considered to cover that year. Dues received after dues notices are mailed out in September cover the upcoming year. The Treasurer will address this in an article in the next newsletter.

Realtors report: No contacts made, as there were no properties for sale.

Recorder's Office Report: 1101 W. Winnie Lane is now owned by Jaime and Tiana Tijerina. Charity and Rich Sharp indicated they would be making a Welcome to the Neighborhood visit.

Updated maps and resident name lists were provided to the Board by the Secretary. She asked if any member noticed errors to contact her so that an accurate residents' list, map and mailing list can be maintained.

Painting/Roofing Alteration Requests Received:

Request for approval of exterior paint colors received from Rich and Charity Sharp, 1840 Clydesdale Dr. Request was approved.

CC&R Violations: Two violations were discussed. One involved a travel trailer parked on a drive-way, and the other was a utility trailer parked on the driveway. The president said he would have conversations with both home-owners in the upcoming week. It was agreed that such visits should be made by pairs of Board members for witness and safety concerns.

Also, the approach of this Board to address CC&R violations was discussed. It was reaffirmed that the first contact would be a visit in person. If no correction has been made by the

homeowner after a reasonable time period, the Board will send a letter, followed by another letter signed by our attorney. The Board agreed this was a good approach, and one that shows progressive measures, as well as a paper trail.

General Business:

Discussion of the neighborhood garage sale continued. It was agreed the date should be June 4, 2016. The Vice-president Michele Stokes offered to handle the advertising on websites. She suggested if any Board members were not personally handling a sale at their home, they could put up the signs at Victoria, Bath and Carson streets, and deliver the balloons to those addresses participating. A mailed flyer to remind residents was agreed to be a good idea, sent no less than a week beforehand. The garage sale event will also be mentioned in the spring newsletter. Director Ken Hoppe offered to walk around to ask homeowners their opinions on the date and other suggestions for future events.

The President, Vice-president, and Treasurer all volunteered to write articles for the spring newsletter. The Secretary requested those be sent to her by April 5 so that she could format and print it by mid-April.

Director Sharon Brady brought up the issue of fence specifications. A general discussion resulted in no firm conclusions. The President requested all Board members do "homework" for the next meeting by reading the CC&R language and drawings relating to fences and come prepared to discuss it at the next meeting.

The next meeting date was set for May 11, 2016 at 7:00 pm at the home of Donna Lakers, 1110 Cabrolet Drive.

There being no other business to discuss, the meeting was adjourned at 8:20 pm.