

Carriage Square Homeowners Board
Directors Meeting
January 18, 2017
Minutes

The meeting held at the home of Rich Sharp, 1840 Clydesdale Drive, was called to order by President Rich Sharp at 7:05 p.m.

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

Guests present: Charity Sharp and Patrick Lakers

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

Treasurer's Report:

Treasurer Donna Lakers reported that 68 homeowners had submitted their dues for 2017. The balance as of November 16, 2016 was \$6,473.90.

No bill has been received for insurance, but the Treasurer and the insurance agent discussed what items of a form received from the company needed to be filled in given our type of HOA. She explained to him that we were not a property management company, and there was no property held in common. The president also visited the office to explain the nature of our HOA

The Treasurer also suggested the next newsletter should again contain information regarding the HOA fiscal year of September through August. Some residents are still confused about the period covered by their dues. Director Michele Stokes said she would also make sure the website made this clear.

Realtors report: No realtors were contacted.

Recorder's Office Report: New owners were reported at 1821 Clydesdale Drive. Director Bonnie Hoffecker and Charity Sharp delivered a welcome package to this address. They will attempt to deliver packages to the four addresses identified at the last meeting. They will also review the welcome letter for any necessary updating. Charity described repeated efforts at these addresses. Michele suggested in those cases the packages should be mailed to the addresses. This was agreed on as a good solution.

Painting/Roofing Alteration Requests Received:

No requests were received.

CC&R Violations: Second notice letters were sent to the homeowners on Calash and Chaparral. The Calash violation was resolved by the homeowner. The Chaparral address still has not removed the utility trailer on the driveway. The 30-day timeframe will be up on February 18, 2017.

The deferred discussion of the travel trailer parked by a Chaise resident revolved around the definition of “set-back”. As it appears the trailer is parked between 1-2 feet in front of the set-back, it was decided that a letter would be drafted by Secretary Mary Ellen Komac after Michele has researched the legal definition of “set-back” as used in the CC&R’s. The letter would be sent to the recorded owner of the property.

General Business:

The caroling event on December 18 was viewed as a success with 18 participants

The issue of fence replacement by homeowners whose properties back up the park was discussed. The fences are old and have suffered wind and water damage to the extent some homeowners are ready to replace them. Since the CC&R’s are out-of-date regarding available and affordable fencing materials, it was decided that a letter detailing the use of 8” boards of either cedar or redwood, unpainted, would be drafted by the Secretary for review at the March meeting. The letter would be accompanied by a copy of the CC&R drawing of fence specifications.

The Treasurer brought up a homeowner’s question about a fence shared by neighbors. It was agreed this was covered by CC&R’s as an issue to be resolved between the homeowners.

At the last meeting, it was agreed a copy of signed By-laws should appear on the website. However, in a search of exiting records, a signed copy could not be found. It was agreed that this Board could review and sign a current copy. Michele and Rich said they would work on locating a Notary Public who could attend a future meeting.

The next meeting date was set for Wednesday, March 22, 7:00 pm at Donna Lakers’ home, 1110 Cabrolet Drive.

The meeting was adjourned at 8:10 pm.