

Carriage Square Homeowners Board
Directors Meeting
May 17, 2017
Minutes

The meeting held at the home of Sharon Brady, 1905 Victoria Lane, was called to order by President Rich Sharp at 7:05 p.m.

Board members present: R. Sharp, D. Lakers, M. Stokes, Sharon Brady, K. Hoppe and M.E. Komac

Guests present: Dee Ramsey, Lee Ramsey, Patrick Lakers.

The minutes for the meetings of March 22, 2017 were read and approved.

Treasurer's Report:

The balance as of April 30, 2017 was \$5,381.90. There was a \$200 refund received from the Secretary of State's office for the business license fee. Dawn Ellerbrock's assistant indicated that the HOA was being considered a non-profit, and the fee retained was \$50 for processing with the balance refunded.

Realtors report: The realtor for the property in foreclosure at 1230 Cabrolet Drive has not returned a call made by the Treasurer. An Amended Order to Show Cause on June 12 appeared in the Nevada Appeal legal notices. The Board discussed the continued deterioration of the property and the abandoned vehicles on the lot with the resulting effect on surrounding property values. Director Ken Hoppe will call the call the Sheriff's Office about the vehicles, and the Treasurer will try again to get information from the realtor.

Recorder's Office Report: There are new owners of 1165 W. Winnie Lane, John and Judith Marshall.

The previously discussed welcome packets have not been mailed. Rich will contact the Director who is responsible for getting them out. Vice-president Michele Stokes suggested that since this important welcome to the neighborhood has not been accomplished for several months, perhaps another Board member should take over the task. Rich will report back at the next meeting.

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. Mr. and Mrs. Ramsey offered to keep tabs on the situation, as they live nearby, and report to a Board member their observations.

It was agreed the Chaise Drive homeowner with the travel trailer on his driveway would receive a second letter, with a reference that this is the second year of this violation.

Rich will talk to the Clydesdale homeowner with the ATV trailer on this driveway.

Mr. and Mrs. Ramsey asked for an explanation of the process the Board uses to deal with properties with CC&R violations. The progressive process was detailed: First, a verbal explanation; second, a letter with a copy of the CC&R's; third, another letter with a 30-day timeframe and notice that non-compliance means a referral to the HOA attorney; and fourth, referral to the Board's attorney for a letter on their letterhead advising of further legal action.

There was a discussion of whether the third letter could be drafted by a resident who is an attorney, but sent on HOA letterhead. It was thought this approach could save legal fees. A vote was taken. The result was the majority of the Board voted to keep the process as it is.

General Business:

A question was raised as to whether the HOA could receive similar legal services at a lower cost. There was a discussion of the history of the HOA working with the Allison & MacKenzie law firm. A vote was taken. The result was unanimous that there be no change. It was recommended some changes be made in the language of the next letter sent out by the firm. Also, the Secretary will find out in what court an action by the HOA would be heard.

Based on a complaint received from neighbors, a letter was sent to a Chaparral Drive homeowner requesting trash and other debris sitting on the driveway for months be eliminated.

The annual Garage Sale was discussed. The date was changed to June 10, due to a conflict with graduation. Another flyer was recommended to remind residents of the new date. Planning was finalized

The next meeting date was set for Wednesday, July 19, 7:00 pm in Carriage Square Park.

The meeting was adjourned at 8:20 pm.