

## **Carriage Square Homeowners Board of Directors Meeting**

### **October 18, 2017 Minutes**

The meeting held at the home of Mark De La Torre 1250 Chaparral Drive, was called to order by President Mark De La Torre at 7:05 p.m.

Incoming board members present: M. De La Torre, G. Kane, G. Stringer and M. Stokes;  
outgoing board members present: R. Sharp and M.E. Komac

Guests present: Melissa De La Torre, Lee and Dee Ramsey, Trish Allen, and Brett Stringer

This meeting was scheduled to be an operational hand-off between incoming and outgoing board members, however because a quorum existed, the President requested that minutes be taken.

The minutes for the meeting of July 12, 2017 were read and approved. It was suggested and agreed that henceforth, minutes be sent to board members for review in advance of the next scheduled meeting.

A request by Director Christy McGrew was relayed to the board, that regular bimonthly meetings be held on the second, rather than third, Wednesday of each month. Such request was accommodated, and it was agreed that henceforth this board will meet on the second Wednesday of every other month. Discussion followed about how best to communicate this change to the general membership.

The minutes for the meeting of September 20, 2017 were read and approved.

The board was reminded that Director Ken Hoppe will be up for reelection in 2018 and Director Bonnie Hoffecker will be up in 2019.

#### **Treasurer's Items:**

Past President Rich Sharp advised new Treasurer Gail Kane of the membership dues process, banking at the Greater Nevada C.U., annual payables to the Secretary of State and State Farm Insurance, and self-prepared income tax returns for CSHOA. It is the role of the treasurer to contact the real estate agents of newly marketed parcels, to inform them that the CSHOA exists and is in force. Treasurer Gail Kane will try to locate the spreadsheet and dues notice from among resigned Past Treasurer Donna Laker's files.

Rich Sharp reported that mail intended for the Board is still going to Donna Laker's address. He suggested the Board obtain a post office box for dues. Discussion followed, and it was agreed Treasurer Gail Kane will get a P.O. box and ask whether CSHOA will qualify for non-profit postage rates.

A discussion followed about lack of sufficient detail about the CC&Rs that was experienced by M. De La Torre and G. Stringer prior to purchase, to which M. Komac responded that the

outgoing board had some time ago proactively provided complete copies of the CC&Rs to all of the title companies in the area.

### **Secretary's Items:**

Past Secretary Mary Ellen Komac advised new Secretary Geigy Stringer that it has been the role of the Treasurer to present the Realtors Report and in coordination with the Treasurer, the Secretary's role to research the Assessor's site to present the Recorder's Office Report. The Secretary updates the HOA member databases, mailing materials and Street Map accordingly. All new members are to receive a Welcome Packet, which in the past had been handled by one of the directors. Presently, a Welcome Packet is comprised of: a refrigerator magnet featuring the HOA's website address, the latest newsletter, and copies of the CSHOA CC&Rs and By-Laws. It was noted that distribution of Welcome Packets has lapsed.

Secretary Geigy Stringer proposed deploying a Welcome Committee to hand deliver Welcome Packets, because a couple of members have expressed their willingness to perform such function. Discussion followed about past Boards' less than successful attempts at getting Welcome Packets into the hands of new members via door-knock campaigns. It was reported that at present 75% of the 100 CSHOA members are current on their dues.

### **Regarding Painting/Roofing Alteration Requests:**

There was discussion about the number of members in recent past who have painted exteriors without obtaining prior Board approval. It was reported that 5 of 6 non-prior-approved painting schemes did not violate the CC&Rs, and 1 of the 6 did. It was reported that a letter had been sent to the violating member. Questions and discussion ensued about the Board's power to enforce the CC&Rs, during which it was surmised that violators may be unaware of the CC&Rs, when their possession arises from an intra-family transaction bypassing any realtors or title companies. It was suggested that the Board hire a disinterested non-member to handle enforcement of the CC&Rs against all violators.

President Mark De La Torre requested all current board members to review the CC&Rs and By-Laws prior to the next meeting.

Guest Dee Ramsey, relying on NRS 116.3101, asked the State's HOA Ombudsman whether the Board has standing to avail of remedies under NRS 116.3101. The Ombudsman was going to look at the types of HOAs that fall under the statute and Dee was awaiting his response. Guest Trish Allen spoke to the property manager of a neighboring HOA who is willing to perform the role of disinterested party, should the Board wish to investigate the option of hiring one. It was agreed that Dee Ramsey and Trish Allen would be put on the agenda of the January 2018 Board Meeting Agenda to report further on their findings.

### **Regarding CC&R Violations**

It was stated that the role of policing for CC&R violations falls on all Board members. Outgoing Board members shared anecdotes about their experiences.

Discussion distinguished CC&R violations from City Ordinance violations. It was pointed out that City Ordinance violations are, for example, trailers on the street (allowed 72 hours for

loading or unloading purposes only), dogs in Carriage Square Park (City property), bushes overhanging and impeding sidewalks, or motorists exceeding the speed limit.

Shake roofs and dead or dying junipers are examples of issues that are addressed by the CC&Rs. President Mark De La Torre requested that the creation of a Landscape Committee and placing a request to the City for a speed trailer be added to the November 2017 agenda.

**Future Business:**

Vice-President Michele Stokes led the Neighborhood Caroling project last year and would like to do so again this year. She asked that planning for Caroling will be added to the November 2017 agenda.

The next meeting date was set for Wednesday, November 8 at 7:00 p.m., at Geigy Stringer's home at 1117 Chaparral Drive.

The meeting was adjourned at 8:50 pm.