

Carriage Square Homeowners Board of Directors Meeting

November 8, 2017 Minutes

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

Board members present: Mark De La Torre (Pres.), Michelle Stokes (V.P.), Gail Kane (Treas.), Geigy Stringer (Sec.), and Christy McGrew (Dir.).

Guest present: Sena Lloyd.

The minutes for the meeting of October 12, 2017 were read. The president requested a correction as to the city ordinance regulating trailer parking on city streets, and the minutes were approved as amended.

Treasurer's Items:

The treasurer reported that insurance is paid through March 6, 2018.

Payables confirmed the HOA's non-profit registration was paid in 2016; online search of the Secretary of State website was made at this meeting and confirmed that non-profit registration is current for 2017; renewal will be due April 30, 2018.

A post office box was obtained: P.O. Box 4291, Carson City, NV 89702. The treasurer and the president hold the keys thereto.

Checks will need to be ordered bearing the P.O. Box address and having two signature lines. The president and treasurer will meet next week with past-president, Rich Sharp, to update the HOA's signature card at the credit union.

In response to the treasurer's statement that some of the past records of the treasurer's office are not organized, the president proposed a working party to assist the treasurer in identifying and organizing such records. A tentative date and time was suggested.

The secretary reported that the CSHOA Approval Form has been updated with the P.O. Box address and provided to the vice president (and website admin) for publication online.

The treasurer found checking records and said past secretary Mary Ellen Komac had given her a digital list.

There was discussion about the term that the annual \$25.00 HOA dues cover. The board arrived at a concurrence that dues come due at the beginning of the fiscal year, October 1, and become overdue October 31; annual dues cover October 1 through September 30. In accordance with the practice of title companies when dues are collected at escrow, annual dues shall be prorated.

Secretary's Items:

The secretary had no Recorder's or Realtor's reports.

Regarding Painting/Roofing Alteration Requests:

No Painting, Roofing or Alteration requests were received since the last board meeting.

Regarding CC&R Violations

Director C. McGrew asked what should she do if she sees a violation of the CC&Rs. Discussion ensued whereupon the best advice was to wait a day and bring it to the attention of the board at the next meeting, or immediately by email if the violation is egregious.

Currently, the identified CC&R violations are: (1) Robin's egg blue house on Chaise Dr.; (2) A quad seen more than once being driven in Carriage Square Park by teens. It was pointed out that as of January 1, 2018, park rangers can issue citations. Park rangers will be dispatched by the police department. The vice president will publish on the HOA website 887-COPS (2677), the phone number for residents to call to report park violators.

A letter went out from law firm Allison McKenzie to the owner of the robin's egg blue house. The board discussed the burden on homeowners, when the HOA approval process causes undue delay in getting their exterior painting accomplished. To encourage homeowner compliance, it was agreed that the CSHOA Approval Form should be amended to add: "Call a board member to expedite this request," which would make approval within hours of submission plausible.

Guest Sena Lloyd said that the HOA at her previous residence lodged a color fan of HOA-approved exterior paint colors with Sherwin Williams.

It was suggested that the next HOA newsletter have an article entitled "What can you do?" encouraging homeowners to be mindful of the CC&Rs and vigilant about compliance, such as generally, saying something nicely to one's neighbor when appropriate, or alerting the Board to act.

Future Business:

The president stated that he is against the idea of hiring a disinterested third party to enforce CC&Rs. Discussion around the cost for compensation of such a party and the associated cost of such party's use of legal services ensued. The board generally agreed it would be too expensive of a hire.

The president discussed the legal notion of selective enforcement, which must be avoided by HOAs in the enforcement of its CC&Rs.

The president tabled the discussion on the formation of a Landscape Committee.

The tentative dates of November 29 or 30, 2017 was set for the work meeting to organize the records received by the treasurer and to transfer any discoverable materials into the custody of the president.

The president has contacted and is awaiting a call back from the Carson City civil unit regarding installation of a speed unit on Chaparral.

The president will inquire about lodging HOA-approved color fans with at least two paint stores in the city.

Guest Sena Lloyd offered to donate a new, easier to remember, url to the HOA. Rather, it was moved and after discussion approved that Ms. Lloyd be authorized to purchase a new url and web hosting for under \$20 annually. The existing url would connect to the new url, and content viewing would be transferred seamlessly. The vice president, who administers the current website, and Ms. Lloyd will coordinate data transfer.

It was moved and approved that the second annual HOA caroling event would be held on December 17, 2017, at 4:30 p.m., meeting at Carriage Square Park.

Sena Lloyd volunteered to create the Fall/Winter HOA newsletter. The newsletter will be in the form of 3-fold mailer as well as published online. Content of the newsletter was discussed. If the new url is in place by publication date, individual email addresses for board members will be listed on the newsletter.

The next meeting date was set for Wednesday, January 10, 2018 at 7:00 p.m., at Gail Kane's home at 1090 Stagecoach Lane.

The meeting was adjourned at 8:20 pm.