

**Carriage Square Homeowners Association
Regular Board Meeting**

May 7, 2019

Minutes

The meeting was held at 1707 Chaise Court. It was called to order by President Michele Stokes at 6:09 p.m.

Board members in attendance were: Michele Stokes, Bonnie Borda Hoffecker, Christy McGrew, Jack Sosebee, Dee Ramsey, and Geigy Stringer.

Members in attendance were: Linda Curtis, Mike Curtis, Evalyn Dearmin, Lee Ramsey, Christine Brandon, and Tish Allen.

Reading of Minutes of Last Meetings

Treasurer Borda Hoffecker moved to approve April 4, 2019 minutes which contained the correct spelling of Ms. Dearmin's name. Director McGrew seconded.

Report of Secretary

The Secretary reported seeing at the lawyer's office earlier that day a welcome packet which was intended to stay with the home, even through changes in ownership. This was found among this association's legal files. She said she might attempt to undertake recreating such a reference in the June or July time frame.

Report of Treasurer

The Treasurer reported the bank balance as of May 7, 2019 to be \$5,753.42.

The bank balance on March 27, 2019 as last reported was \$5,690.35. A total of \$250 in dues was deposited and a total of \$186.93 disbursed. Disbursements were as follows:

4/2/2019 to Bonnie Hoffecker for mailing costs	\$ 43.06
4/3/2019 to High Sierra Business Systems for printing of newsletters and painting approval form	78.12
4/9/2019 to Bonnie Hoffecker for newsletter postage & envelopes	65.75
TOTAL	<u>\$ 186.93</u>

The Treasurer projected disbursements for attorney fees for the legal committee's review of the association files earlier that day and for a one-day permit to conduct a wine walk/meet & greet neighbors at the park.

Report of Committees

Yard Work Day Committee

The President headed the committee. She reported that one member called in advance of the April 20 event for a pickup, and another four members joined in upon seeing Stokes and her spouse loading yard debris onto the trailer. Stokes said this event attracted good attention from neighbors, which in turn encourages members to pay membership dues regularly, demonstrating the value their \$25 fee provides them. Stokes said she is willing to chair the committee again next year.

Speed Study Committee

Director Sosebee reported that the 2 other committee members whose homes are more directly impacted had not reached out to him.

Member Tish Allen explained that, historically, a stop sign had been requested years ago to regulate traffic on Chaparral Drive at Chaise Drive/Court, but that the city had installed the stop signs erroneously to regulate the traffic on Chaise Drive and Chaise Court.

Director Sosebee moved to disband the committee. The President suggested soliciting volunteers to head up the committee in the next newsletter. Treasurer Borda Hoffecker seconded Sosebee's motion.

With the committee disbanded, Christine Brandon asked to be shown after the meeting exactly where the speed study needs to be sited; she volunteered to take care of it with the city.

Garage Sale Day Committee

This event was scheduled for June 15, 2019. Director Ramsey and Treasurer Borda Hoffecker planned to meet at the President's residence at 7:45 a.m. to retrieve balloons and place them at each member participant's home. The President will place ads in the Nevada Appeal, on craigslist.com, and the Facebook marketplace. The May newsletter will solicit participants and list items that may be found for sale.

Wine Walk Committee

The Treasurer and the Secretary are on this committee. The event, with no date yet determined, aims to get members out to the park to get to know their neighbors. The Treasurer inquired about a \$20/day temporary liquor license which permits one specific person to pour the wine. She was waiting to hear back from the city. This event is contemplated to be separate from the annual picnic. It could be timed for the fall, as a pre-election meet-and-greet by those running for board seats. Treasurer Borda Hoffecker contemplated pouring wine from her back yard, which adjoins the park, and hors d'oeuvres could be served by her neighbors whose back yards also adjoin the park or by others.

Legal Committee

The President explained the purpose for the committee's visit to the Allison MacKenzie law firm earlier that day. She, member Christine Brandon and the Secretary examined the pertinent files for documents and correspondence that would prove positive that Carriage Square HOA does not fall under NRS 116 but rather NRS 81.

Documents and correspondence found in the file that the committee found most pertinent were:

- A 2006 letter from then-HOA president to Mark Amodei requesting the legislator's intervention with the State Ombudsman's office.
- A 2007 letter from the Nevada Real Estate Division making the determination that Carriage Square HOA was subject to NRS 116 and therefore the Association was required to remit a per-member household surcharge to the State.
- Memorandum indicating the law changed in 2008, effectively nullifying the 2007 determination; Carriage Square HOA has not ever been required to pay the per-member household fee.

The legal committee directed for the above and other historical documents to be scanned by the law firm and provided to the committee for upload onto our website.

It was pointed out that the Secretary of State in 2017 refunded the Association the fees it had remitted, charging the association only \$50 rather than \$250.

Member Evalyn Dearmin said that Mr. Amodei's response to this HOA's 2006 constituent letter was to request the Real Estate Division review the association's protest, hence the 2007 letter. Discussion ensued about the continuing lack of a definitive writing among the association's records.

The Secretary said that once all the documents and correspondence have been scanned by the law firm and provided to the board, she can write the State Ombudsman to request a definitive writing.

Member Mike Curtis suggested a timeline representation of events, indexing the various documents, be posted on the website for all future boards' reference.

The President proposed changing the association name to "Carriage Square Homeowners Alliance" because a rule under NRS 81 bars organizations that are formed and operate under the chapter of law from using "homeowners association" in its name. She said this would require amendment of the association's formative documents including the Articles of Incorporation, Bylaws, and CC&Rs. A discussion ensued about the pros and cons of using "Alliance" in the association name, and it was agreed that the proposal be tabled for the next board meeting.

Executive Session

The board conducted an executive session from 6:49 p.m. to 6:57 p.m.

New Business

Director Ramsey asked for a board resolution that all correspondence sent by the board be ink-signed. Her reference was the 2006 letter from then-board president to Mr. Amodei (a copy from member Dearmin) being unsigned and leaving succeeding officers and directors wondering whether it was indeed mailed. There was no vote and no objection.

The Treasurer and the President will work together on the May newsletter after Mother's Day. The remaining meeting days will be published therein.

The next regular board meeting will be held on July 9, 2019, at 6:00 p.m. at Carriage Square Park.

It was moved without objection that the meeting adjourn at 7:04 p.m.

Respectfully submitted,

/s/

Geigy Stringer, Secretary