

**Carriage Square Homeowners Association
Regular Board Meeting**

July 10, 2019

Minutes

The meeting was held at Carriage Square Park. It was called to order by President Michele Stokes at 6:05 p.m.

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

Approval of Minutes

Treasurer Borda Hoffecker moved to approve the May 7, 2019 minutes that were emailed to the board by the Secretary prior to the meeting, after the Secretary corrects the Treasurer's title on pages 2 and 4. Director Ramsey seconded.

Report of Secretary

The Secretary reported the following three recent transfers of property, according to public records:

1839 Clydesdale Dr. to Christopher & Maria (Myra) Hoseit
1243 W. Winnie Lane to Joseph & Yvonne Saccoman
1050 Cabrolet Dr. to John & Nancy Valiquette.

She said she had updated the membership database with the new owners' information with the exception of the Valiquettes, which the Treasurer had already added to the membership rolls.

The Secretary will print welcome packets for the 3 new members and give them to the Treasurer, who will deliver them along with home baked cookies.

Report of Treasurer

The Treasurer reported the bank balance as of May 7, 2019 to be \$5,398.56.

The bank balance on May 7, 2019 as last reported was \$5,753.42. No deposits were made and a total of \$354.86 was disbursed as follows:

6/18/2019 to Michele Stokes for Garage Sale advertising	\$ 54.86
7/9/2019 to Allison MacKenzie for May 7 on-site file review by the Legal Committee	<u>300.00</u>
TOTAL	<u>\$ 354.86</u>

The Treasurer reported no current liabilities.

The Secretary commented that Allison MacKenzie's bill was probably for paralegal time and asked if it included the USB drive containing the documents selected by the legal committee to be scanned. The Treasurer and President reported not receiving the expected data drive. The Secretary will call the lawyer's office to locate the deliverable item.

The Treasurer sought help executing the mailing regarding the election in September. It was discussed and agreed upon that postcards soliciting nominations for all open board positions should be mailed as soon as possible. The Treasurer and the Secretary will execute the mailing.

Report of Committees

Speed Study

Those present acknowledged and praised member Christine Brandon's success in getting the City to do a speed and volume study on Chaparral Drive in early June. Director Ramsey relayed that member Brandon is awaiting receipt of the speed and volume test results from the City.

Garage Sale Committee

The President said that standardizing the date of this event to the Saturday after the Carson City High graduation seemed to have boosted participation. She expects the event to be a success again next year. Director Ramsey said she observed the President inflating the event balloons by mouth, due to there being a market shortage in helium for rent or purchase.

BBQ Potluck/Meet & Greet Candidates for Election

This event is slated for Saturday, September 7, at 5 p.m., to precede the Annual Meeting for elections on Tuesday, September 10, at 6 p.m. It is intended for the 2019-2020 board candidates to meet and greet the General Membership.

After discussion, it was agreed that beverages would be served from Treasurer Borda Hoffecker's back yard, which adjoins the park. The menu will be the same as last year's, with the board providing hamburgers, hot dogs and fixings, and attendees invited to bring beverages and side dishes, potluck style.

After discussion, two general membership mailings were planned as follows:

July 15 – mail out postcards announcing the September 10 election, the September 7 Meet & Greet, and soliciting nominations, to be executed by the Secretary and Treasurer.

August 7 – mail out Annual Meeting Notice, ballots, and membership dues invoices, to be executed by the Secretary and Director Ramsey.

Discussion surrounded positions open for election as: president, vice president, treasurer, secretary, and a 3-year director position. Director Ramsey will serve for the remaining 2 years of her 3-year term, and Director McGrew will serve the remaining 1 year of her 3-year term. The officers in attendance expressed their willingness to serve if nominated.

Unfinished Business

Director Ramsey brought the matter of a name change, which had been tabled at the last meeting. Discussion and debate ensued over the board undertaking the amendment of governing documents presently or leaving the task for a future board. The President saw no need for an immediate amendment, as the member who provided impetus for the name change was selling his property and because the association would need to amend its Articles of Incorporation within fifteen years to extend its period of existence (Article I, paragraph A) if the General Membership so desired. Furthermore, the President said, many members identify with and place value on belonging to a homeowners' association; changing the name to homeowners' alliance may be perceived by many members to devalue their property.

The Secretary said that if no amendment would be undertaken, it would be a service to future boards to post the documents selected by the Legal Committee that provide the contested status of the association as an NRS Chapter 81 entity rather than an NRS Chapter 116 entity. She proposed labeling the association's public postings as Carriage Square Homeowners' Association (a Non-CIC). No vote was taken.

New Business

None was discussed.

Adjournment

The board will next meet at the Annual Meeting for elections on September 10, 2019, at 6:00 p.m. at Carriage Square Park.

It was moved without objection that the meeting adjourn at 6:54 p.m.

Respectfully submitted,

/s/

Geigy Stringer, Secretary