

Carriage Square Homeowners Association Regular Board Meeting

March 10, 2021

Minutes

The meeting was held at 1117 Chaparral Drive, Carson City. It was called to order by President Michele Stokes at 6:04 p.m.

Board members in attendance were: Michele Stokes, Christine Brandon, Tish Allen, and Geigy Stringer. Dee Ramsey, Christopher Martinovich, and Hal Hansen attended via Zoom.

Approval of Minutes

It was moved by Michele Stokes and seconded by Christine Brandon that the minutes for the January 12, 2021 board meeting be approved.

Report of Secretary

Secretary Stringer reported she found no new transfers in the current Assessor's rolls. She presented the annual statement which she had prepared to be filed with the Secretary of State upon receipt of a check from Treasurer Allen for the fees.

Report of Treasurer

Treasurer Allen gave the following report:

As of March 1, 2021

Assets

Greater Nevada C.U. Acct. *****7473	Previous Balance	\$6,482.95
	Current Balance:	\$6,507.95

Income

02/09/21	HOA Dues	1 homeowner	\$25.00
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Disbursements

None

Liabilities

State Farm Insurance Policy	Pending underwriting	None
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Allen said Stokes would need to sign the HOA questionnaire being required by State Farm underwriters for renewal. Stringer expressed lack of confidence in the Marilyn Lewis State Farm office due to Jeremy's lack of product knowledge and slowness in responding. Vice President Brandon said she received an endorsement from Lydia of the same office that was required by the City for the book box agreement. Lydia was prompt and the endorsement cost \$40. Stringer asked whether shopping the insurance would be appropriate.

Discussion ensued about what types of coverage would be adequate for the Association, given its endeavor to erect a book box at Carriage Square Park.

It was agreed that VP Brandon and Director Martinovich would inquire with insurance brokers whom they presently deal with, however the decision to change agencies would be tabled for a year. Stringer would send the questionnaire to Stokes for signature and forwarding to Jeremy at State Farm. Brandon would contact a broker and report to the board.

Report of Committees

Newsletter Committee

Martinovich reported his timely production and execution of the postcard mailing. Stringer provided the postcard paper and postage that she had in stock. The postcard notified members of the upcoming Clean Up Day, Community Garage Sale, and the Book Box inauguration.

Book Box Committee

Director Ramsey and VP Brandon reported meeting with the City twice. With the City's disclaimer of liability, Ms. Budge approved the agreement without any changes pending proof of required insurance.

Discussion surrounding the book box included topics about potential liability; plaques to be installed on the box (a) recognizing Association for its sponsorship, (b) containing a disclaimer, and (c) stating the "Take One Leave One" philosophy. Ramsey said she will gather more children's books and store them until opening date.

Brandon reported changes since her last meeting with Ms. Budge on the topic of insurance. Brandon provided a copy of the Certificate of Insurance naming City of Carson City as holder; she said she will keep moving forward toward getting signatures.

Clean-Up Day Committee

President Stokes asked for volunteers on April 17, 2021. Director Martinovich said he would be around.

Garage Sale Committee

It was agreed this topic would be discussed closer to the date.

Unfinished Business

Court Form Templates from Attorney

Stringer said she had not had the opportunity to request pricing for this item; she requested without objection that the item be tabled.

Stand on Carriage Square as Dog-Friendly Park

Martinovich said the vote on the matter of dog parks had not yet occurred, that it would possibly be in the agenda for the June joint meeting between Parks & Recreation and Open Space.

New Business

Director Hansen requested clarification on the board's action regarding member trailers on the driveway. Stringer explained the content of the attorney's letter, as reported at the last board meeting.

Next Meeting

The next regular board meeting will be on March 11, 2021 at 1117 Chaparral Drive.

It was moved by Stringer and seconded by Brandon that the meeting be adjourned at 6:55 p.m.

Respectfully submitted,

/s/

Geigy Stringer, Secretary