

Carriage Square Homeowners Association Regular Board Meeting

May 11, 2021

Minutes

The meeting was held at 1117 Chaparral Drive, Carson City. It was called to order by President Michele Stokes at 6:05 p.m.

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

Approval of Minutes

It was moved by Michele Stokes and seconded by Dee Ramsey that the minutes for the March 10, 2021 board meeting be approved.

Report of Secretary

Secretary Stringer found one property transfer in the Assessor's rolls: 1101 W. Winnie Lane transferred from Jaime and Triana Tijerina to Peggy J. Einzig on 4/9/2021.

She enumerated the following approvals and correspondence that occurred since the last meeting:

- a. 1215 W. Winnie Ln., Carl & Karen Dahlen for painting, on 4/8/21.
- b. 1243 W. Winnie Ln., Yvonne Saccoman re: fence replacement, on 4/10/21.
- c. 1200 Cabrolet, Brian and Katie McRae for painting, on 4/20/21; because they are not scheduled until June, the McRaes said they may change the color choice in the interim.
- d. 1101 Stagecoach, Steve Terrell, for a shed replacement, on 4/20/21.

It was moved and seconded that the secretary's report be approved.

Report of Treasurer

Treasurer Allen gave the following report:

As of May 1, 2021

<u>Assets</u>				
	Greater Nevada C.U. Acct. *****7473	Previous Balance		\$6,507.95
		Current Balance:		\$5,350.95
<u>Income</u>				
	4/9/21	HOA Dues	Einzig	\$25.00
<u>Disbursements</u>				
	3/9/21	Secretary of State	2021 Annual Fee	\$200.00
	3/31/21	State Farm Insurance	B&D Policy Premium	\$982.00

It was moved and seconded that the treasurer's report be approved.

Report of Committees

Book Box Committee

Director Ramsey received a quote from Vital Signs of approximately \$120 for the three (3) book box plates that were discussed in the March meeting. The quote was good for 30 days.

Ramsey said insurability of the book box was the issue. Discussion ensued expressing general dissatisfaction with State Farm's handling of this board's request for a general liability policy quote.

Vice President Brandon obtained quotes from Warren Reed Insurance for both General Liability (GL) and Directors & Officers (D&O) policies. She emailed the quotes to the board on 5/7/21.

- a. D&O with \$1 million limit, \$1,455 annually.
- b. GL with \$2 million general aggregate, \$0 deductible, at \$480 annually.

Both policies with Warren Reed total \$1935. If obtained, Brandon summarized that for \$953 more annually, the association would get an additional \$500,000 D&O coverage and general liability coverage over what it presently has with State Farm Insurance.

Stringer expressed qualms about affordability, being that annual inflow was only about \$1,500.

Martinovich said his organization at Mills Park had \$2 million in coverage for \$700 annually. The organization had paid \$2,000 previously; he said the board should continue to shop. He said he will call the club's insurance agent to inquire.

There being no motion, no action was taken with regard to the Warren Reed quotes. There was consensus, however, that the board should move away from State Farm Insurance.

Clean-Up Day Committee

President Stokes reported that one member took advantage of the April 17, 2021 clean-up event.

Newsletter Committee

Thanks were given Director Martinovich for the postcard mailing in March.

Garage Sale Committee

Martinovich confirmed that the annual garage sale day was announced in the postcard, therefore no other mailing would be needed for the June 12, 8 a.m. event. Stokes asked for volunteers to help put out signage at the Victoria Lane and Bath entrances. Ramsey and Stringer volunteered. Stokes said she will send email with further instructions closer to the date.

The garage sale day will be publicized by Stokes on the Carriage Square HOA website, Craigslist, Nevada Appeal, and Carson Now. Stringer will publicize it on Nextdoor. If members pre-register, they will get balloons.

Unfinished Business

Stand on Carriage Square as Dog-Friendly Park

Martinovich said the joint meeting between Parks & Recreation and Open Space will occur on the second Monday of June.

Court Form Templates from Attorney

Stringer requested this item be tabled in light of the contemplated expenditure for general liability insurance.

New Business

There was no new business to discuss.

Next Meeting

The next regular board meeting will be on July 13, 2021 at Carriage Square Park.

President Stokes adjourned the meeting without objection at 6:40 p.m.

Respectfully submitted,

/s/

Geigy Stringer, Secretary