

Carriage Square Homeowners Association Regular Board Meeting

March 8, 2022

Minutes

The meeting was held at 1117 Chaparral Drive, Carson City. It was called to order by President Karla Reed at 5:45 p.m.

Board members were in attendance: Tish Allen, Geigy Stringer, Dee Ramsey, and Karla Reed. Member in attendance was Chris Brandon, previously vice-president of CSHOA.

Chris Brandon, who needed to leave the meeting at 6:00 p.m., reported first on the old business of the book box, of which she was a committee member. Brandon spoke to Jennifer Budge of Parks and Recreation who told her that the matter of City's approval of the book box has gone from staff attorneys Adam to Ben. Ben and Brandon spoke on the phone, when Ben expressed that a summer installation of the book box was doable. Brandon plans on calling Ben once a month to follow up, as he is likely to be very busy.

Ramsey nominated Brandon to the vacant office of vice-president. Allen seconded. All in attendance were in favor. In order that Brandon could regularly attend the CSHOA meeting, all were in favor of moving the regular board meeting from the second Tuesday of each odd-numbered month to the second Wednesday of every odd-numbered month.

Approval of Minutes

Reed moved to approve the minutes from the November 9, 2021 meeting as amended, removing the erroneous reference to "All board members" as present. The board did not meet in January due to a lack of quorum.

Report of Secretary

Stringer reported that 1243 W. Winnie transferred to Joy and Carl Spradlin on November 22, 2021. She said 1143 W. Winnie went on the market on March 8, 2022 for \$529,800.

Reed asked what procedure has been followed to welcome new residents. A discussion followed after which all agreed that Stringer would prepare six welcome packets and give them to Ramsey for distribution.

Stringer reported on email correspondence she exchanged on behalf of CSHOA since the last meeting. She reported that she worked with Reed and State Farm's Kevin Musko to renew the Directors and Officer's insurance effective March 6, 2022.

Report of Treasurer

Treasurer Allen reported receiving dues from 1010 Chaparral and 1832 Clydesdale since the last meeting.

She gave the following report of the association's account:

Month-Year	Deposits	Expenditures	Liabilities	Balance in Account
November 2021	0	0	0	6,850.55
December 2021	175.00	340.10	0	6,685.45
January 2022	50.00	0	0	6,735.45
February 2022	0	0	0	6,735.45
March 2022	25.00	0	0	6,760.45

Allen issued Stringer a check for \$250.00 in reimbursement for the amount Stringer paid to file the CSHOA Annual List of Officers on March 7, 2022.

Old Business

D&O Insurance

It was discussed and agreed that the board will stay with State Farm Insurance, paying quarterly premiums until a more favorable insurer can be found and a decision made to switch carriers.

Book Box

This matter was discussed at the beginning of the meeting.

New Business

Letter to Property Owners Along Carriage Square Park

Ramsey presented a letter provided to her by Mary Ellen Komac that had been sent by the board March 25, 2017. Ramsey said she noticed many of the fences bordering Carriage Square Park are in disrepair. She suggested the 2017 letter could be updated and sent only to those members whose property fences abut the park. It was discussed and agreed that an advisory letter would be drafted by Stringer and sent to the board for approval prior to sending. Ramsey said she would help execute the mailing.

Review of Community Events Calendar

Reed reported that the caroling group was small but spirited. She said she posted photos of the event on the Facebook page she created for CSHOA (<https://www.facebook.com/groups/1269465933538435/>). Other events were discussed and all were in favor of eliminating the Spring Cleanup from the 2022-2023 event calendar.

It was discussed and all agreed that a postcard would be mailed to all members to publicize the modified 2022-2023 fiscal year calendar and highlight the next event, which will be the community Garage Sale

on June 11, 2022. Stringer mentioned that Director Chris Martinovich had previously volunteered to create such a postcard. It was suggested and agreed upon that the postcard should include language to actively recruit new officers and directors, given the number of new entrants into the community. Points to highlight would be (a) low time commitment--meetings on odd-numbered months only; (b) contribute to the overall quality of life for self and neighbors, and (c) friendly and collaborative—not here to mandate.

Next Meeting

The next meeting of the board will be on May 11, 2022, at 6:00 p.m. at 1051 Chaparral. President Reed adjourned the meeting without objection at 7:25 p.m.

Respectfully submitted,

/s/

Geigy Stringer, Secretary