

Carriage Square Homeowners Association Regular Board Meeting

July 12, 2022

Minutes

The meeting was held at 1707 Chaise Court, Carson City. It was called to order by Vice-President Christine Brandon at 6:03 p.m.

Board members were in attendance: Tish Allen, Dee Ramsey, Christopher Martinovich, Hal Hansen, and Geigy Stringer.

Approval of Minutes

The November 9, 2021 minutes were approved as amended, without objection. The May 11, 2022 minutes were likewise approved without objection.

Report of Secretary

Stringer reported no member correspondence or inquiries since the May meeting.

Stringer said the summer newsletters were mailed and the fence letters and postcards would be mailed the next day.

Report of Treasurer

Allen reported receiving dues from 1833 Clydesdale and 1090 Chaparral since the last meeting. She paid the second quarter installment of the insurance premium in June. She said there was no further account activity as of July 1. She gave the following report of the association's account:

| Month-Year | Deposits | Expenditures | Liabilities | Balance in Account |
|------------|----------|--------------|-------------|--------------------|
| May 2022 | | | | 6,264.95 |
| June 2022 | 125.00 | 245.50 | 0 | 6,144.45 |

Allen said the bank still shows Michele Stokes as president, pursuant to Secretary of State records. It was agreed that Stringer be authorized to spend \$25-\$50.00 in fees to amend the record to delete Stokes and add Joost.

Allen reimbursed Stringer the cost of mailing the summer postcards and letters to certain members about their park-facing back fences.

Old Business

Garage Sale

Ramsey said there were only seven participants, less than prior years.

D&O Insurance

Brandon read the dissolution clause which, it was agreed, precluded the HOA from purchasing coverage from the alternate insurance agency.

Letter to Property Owners Along Carriage Square Park

Stringer said the letters, along with the postcards announcing upcoming events would be mailed the following day. Stringer presented Allen with original receipts for costs of mailing, and Allen issued reimbursement.

Stringer said the newsletters had been mailed.

Website

Stringer said the website carriagesquarehoa.org has been updated by Joost, with Stokes' help.

Book Box

Carson City Parks and Recreation provided Brandon a complete draft of the maintenance agreement, which she had distributed to board members prior to the meeting for review. Feedback was given as follows: Ramsey said the referenced exhibits need to be added; Martinovich commented on the type of breach likely to be foreseen in paragraph 12; Stringer suggested that the indemnification clause be deleted, as CSHOA is not insured to the same level as the City is. Brandon will take this feedback to Ben Johnson, attorney for the City.

New Business

Annual September Picnic

It was discussed and decided that the Annual Community Picnic at Carriage Square Park would be held on Sunday, September 11, 2022 at 5:00 p.m. and the General Membership Meeting for Elections to follow on Tuesday, September 13, 2022 at 6:00 p.m. at 1835 Clydesdale Drive.

Martinovich will create the mailing announcing the picnic and calling for nominations, and Stringer will execute the mailing thereof this week.

It was agreed without objection that the association will provide hamburger and hot dog meat, buns and condiments, while attendees will be asked to bring sides to share, their own seats and beverages.

Next Meeting

The next meeting of the board will be at the General Meeting for Elections on September 13, 2022. Brandon adjourned the meeting without objection at 7:07 p.m.

Respectfully submitted,

/s/

Geigy Stringer, Secretary