

**Carriage Square Homeowners Association
Regular Board Meeting**

November 9, 2021

Minutes

The meeting was held at Carriage Square Park, Carson City. It was called to order by Secretary Geigy Stringer at 6:10 p.m.

Board members in attendance were: Tish Allen, Geigy Stringer, Dee Ramsey, and Karla Reed.

Approval of Minutes

Director Ramsey moved and Treasurer Allen seconded that the minutes for the July 13, 2021, board meeting be approved. Ramsey moved and Allen seconded the motion to also approve the minutes for the September 14, 2021, General Meeting for Elections.

Report of Secretary

Stringer distributed the FY2022 Officers and Directors Contact List and Meeting Calendar to those in attendance and information thereon was updated.

Stringer reported on correspondence received since the last board meeting from the following parties:

- Bailey email re: CC&R inquiry
- McGrew title company email re: HOA fee
- Work re: neighbor's fence
- Thomsen email re: CC&R inquiry

Stringer did not have prepared a report of any changes to the Assessor's Rolls and instead requested Director Ramsey to report on any new ownership she has observed during her walks:

- 1832 Clydesdale
- 1839 Clydesdale
- 1220 Chaise Drive

Stringer said she would report on these transfers at the next meeting. She will update the neighborhood map and membership database and provide Karla Reed a copy.

Stringer submitted original receipts for the printing and postage of the ballots and dues invoices; she received reimbursement from Allen.

Report of Treasurer

Treasurer Allen gave the following report:

July 1, 2021 to November 1, 2021

Assets

Greater Nevada C.U. Acct. *****7473	July 1, 2021 Balance	\$5,350.95
	November 1, 2021 Balance:	\$6,850.55

Income

Membership dues	\$1,600.00
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Disbursements

Ck #	Geigy Stringer	Post cards, labels, postage	\$ 100.40
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Allen summarized the net FY2021 activity of -\$41.40 FY2021 as follows:

September 1, 2020 FY Balance Forward	\$6,891.95
FY Deposits	+ 2,275.00
FY Withdrawals	- 2,316.40
October 31, 2021 FY Ending Balance	\$6,850.55

Reed asked what the usual annual expenses are. Allen said the four customary annual expenses are: directors' and officers' insurance of \$982.00, post office box rent of \$134.00, Secretary of State registration of \$200.00, and the costs associated with mailings. Stringer explained that one postcard mailing calls for nominations and announces fall and winter events, another postcard mailing announces spring and summer events, and there is the costlier mailing of ballots and dues invoices. Ramsey suggested reducing the postcard mailing to one time per year by including all of the year's upcoming events, since those dates are already set at the beginning of the fiscal year.

Allen added that the reason for the negative net activity was legal fees of \$900.00 paid in January 2021. Reed was apprised of the issues that the board sought legal advice for in the past fiscal year.

Reed asked if the board was aware of any members who are attorneys who could give advice pro bono. Discussion ensued.

Report of Committees

Book Box Committee

Director Ramsey said that Parks & Recreation Director Jennifer Budge has referred the matter to the City's Risk Manager who has referred it to the City Attorney. Ramsey explained, as background, that Budge wants to take the approach of CSHOA donating the book box to the City so that the City will assume all liability for it. Ramsey said Budge enthusiastically favors the book box installation at Carriage Square Park and in fact wants to see book boxes at all Carson City parks. Bureaucracy being slow, all agreed the book box project will likely be tabled until the spring of 2022.

Unfinished Business

Stringer noted for the record that the September 14, 2021 neighborhood picnic was cancelled due to the poor air quality resulting from the Caldor Fire.

New Business

New President

Stringer said Michele Stokes resigned as president by email sent to the board earlier in the day. Stringer sought a motion to recognize Karla Reed as the new President, per the CSHOA Bylaws. Ramsey so moved and Stringer seconded.

Discussion ensued regarding filling the position of vice president. Stringer said there is nothing in the Bylaws that would preclude any of the board members from acting as Vice President. She proposed that one of the current board members would run the meeting should Reed be absent. It was moved by Reed and seconded by Allen that Director Chris Martinovich be appointed to the position of Vice President on an ad hoc basis, in addition to his serving as a director having two of his 3-year term remaining.

Website Maintenance

Stringer said Michele and Marshall Stokes had been responsible for creating and maintaining the CSHOA website; with Michele's resignation, there was no one to assume those duties. Reed said she might have the skills to maintain the website, depending on the architecture.

Stringer proposed transitioning CSHOA's digital presence to Nextdoor.com or Facebook.com. Discussion ensued, considering other communications alternatives such as email blasts (Stringer estimated having email addresses for 60 of 100 member households), door flyers, signs at the subdivision entrances on Bath Street and Victoria Avenue. The communications plan will be tabled until the next meeting.

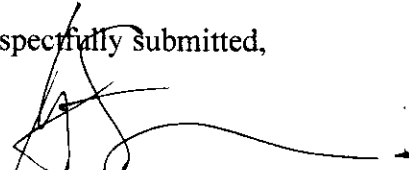
Caroling

President Reed volunteered to chair the Caroling Committee, held previously by Stokes. To avoid additional expense and given the short time to the date of the already published December 20, 2021 event, Reed will use signs to remind residents to participate. Stringer will introduce Reed to Stokes via email so the two can confer.

Next Meeting

The next meeting of the board will be on January 11, 2022. President Reed adjourned the meeting without objection at 7:50 p.m.

Respectfully submitted,


Geigy Stringer, Secretary