

**Carriage Square Homeowners Association
General Membership Meeting**

September 19, 2023

Minutes

The meeting was called to order by President Karla Reed at 6:04 p.m.

In attendance were board members Karla Reed, Christopher Martinovich, Hal Hansen, Sally Champion, and Geigy Stringer, and member Andrew Calhoun.

Approval of Minutes

Reed had typographical corrections to the August 8, 2023 minutes. Martinovich moved that the minutes for the August 8, 2023 board meeting, as revised, be approved. Reed seconded and the motion carried.

Report of Secretary

Stringer reported she gave Champion five welcome packets for distribution, which Champion acknowledged having successfully distributed.

Property transfer of 1110 Stagecoach on 8/3/23. The new owners' information on the Assessor's rolls were not up-to-date.

Correspondence since last meeting: 1100 Chaparral's request for new roof was approved; 1101 W. Winnie's request for front window addition (dated 5/2023), was approved.

Expense reimbursement was requested in the amount of \$165.16 for the printing and postage of ballots and dues invoices. Martinovich moved to approve, and Champion seconded. Motion carried.

Report of Treasurer

Acting treasurer Stringer reported the bank activity since last report to be as follows:

Assets

U.S. Bank -3912	Balance as of 7/31/23:	\$5,644.26
U.S. Bank -3912	Balance as of 8/31/23:	\$5,438.68

Income

Interest	\$0.02
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Expenditures

Reimbursement approved in 8/8/23 minutes--Stringer	\$205.60
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Old Business

Pre-Election Meet & Greet. Martinovich said the donuts-and-coffee event at the park was attended by four members. The board will likely repeat the event next year.

Updating email address spreadsheet. This matter was tabled.

New Business

Elections. Stringer reported that as of 9/19/23, 24 ballots were mailed in. Martinovich confirmed that count. There were no objections to the slate of officers on the ballot, and there was one write-in: Andrew Calhoun nominated himself for Treasurer. Martinovich moved to accept the votes as tendered and to install Andrew Calhoun as Treasurer. Stringer seconded the motion. The motion carried.

Effective October 1, 2023, the officers and directors of Carriage Square Homeowners Association are:

President: Karla Joost	Director, 1 year remaining: Hal Hansen
Vice President: Christine Brandon	Director, 2 years remaining: Sally Champion
Treasurer: Andrew Calhoun	Director, 3 years remaining: ---Unfilled---
Secretary: Christopher Martinovich	

CC&Rs review. Stringer said 2024 would be the year the Association will dissolve. Hansen reviewed the CC&Rs and clarified that only by majority vote could the CC&Rs be rescinded. The year 2024 would be the start of another 10-year automatic extension of such CC&Rs.

Dues. Stringer reported receiving 30 checks. In response to the Board's observation that this was much fewer than previous years' receipts, Stringer explained that due to her late mailing, more dues may be forthcoming in the mail. The dues amounted to approximately \$750.

Bank signatories. The banker Stringer spoke to said Reed and Calhoun would need to meet with the banker to submit these official minutes certifying their positions. Reed and Calhoun shall create a new signature card which when completed will cease all Stringer's access to the account.

Transition: Stringer will prepare an inventory of files and Association property such as envelopes to be turned over to Martinovich. She will give Calhoun the post office box key. Martinovich will explore creating a new Board email address.

Next Meeting

The next meeting will be on November 14, 2023, at 6 p.m. at 1051 Chaparral Drive.

Reed adjourned the meeting without objection at 6:38 p.m.

Respectfully submitted,


Geigy Stringer, Secretary