

Carriage Homes at Stapleton

Meeting held via Zoom

Denver, CO 80238

January 18, 2024

Zoom

Meeting called to order at 3:38 p.m. by Dan McIntosh. Quorum of the Board of Directors established. Minutes were taken and transcribed by Virginia Johnson.

Board members present: Linda Cotton, Dan McIntosh, Karen Gladstone and Tom Cummings

Board Members absent and excused: Matt Shoemaker

CPMG Staff: Virginia Johnson, Association Manager

Contractors Present: None

Homeowner Forum: 0 Homeowner Present

Topics: None

Meeting Minutes and Managers report:

- **Motion:** to approve November 16, 2023 minutes as written was made by Karen Gladstone, seconded by Linda Cotton and passed unanimously.

Financials:

- **Motion:** to accept the November 2023 and Preliminary December 2023 financials, prepared by CPMG subject to audit was made by Linda Cotton, seconded by Tom Cummings and passed unanimously.

New business: Decisions Made

- **Discussion:** board will reimburse owner of 8288 E 24th Drive for \$414.81 for water bills paid in error for 2023. Owner notified board on October 25, 2023 that she was receiving a water bill from Denver Water – this was corrected with Denver Water and owner will be reimbursed for 11 payments she made to Denver Water in 2023.
- **Discussion:** owner at 10351 E 26th Ave requests the smoke tree in her front yard be removed, the board discussed and want an opinion from the Tree Contractor before authorizing the removal.
- **Discussion:** Karen Gladstone presented bids and processes for sub metering the water meters but solutions were not cost effective and no action was taken and topic was tabled indefinitely.
- **Discussion:** with the phase 2 painting scheduled this year, CPMG will obtain bids for trimming trees off the buildings and the cost of lights

New business: Discussions Had: None

Next meeting: February 15, 2024 3:30 PM Zoom –

Adjournment: 4:06 pm.