

Carriage Homes at Stapleton

Meeting held via Zoom

Denver, CO 80238

February 16, 2023

3:30 PM

Meeting called to order at 3:35 PM p.m. by Daryl Gatewood. Quorum of the Board of Directors established. Minutes were taken and transcribed by Virginia Johnson.

Board members present: Linda Cotton, Daryl Gatewood, Tom Cummings, Dan McIntosh and Matt Shoemaker

Board Members absent and excused: none

CPMG Staff: Virginia Johnson, Association Manager

Contractors Present: None

Homeowner Forum: 1 Homeowner Present

Topics: None

Meeting Minutes and Managers report:

- **Motion:** to approve January 16, 2023 minutes as written was made by Dan McIntosh, seconded by Tom Cummings, and passed unanimously.
- **Discussion:** The manager's report was reviewed.

New business: Decisions Made

- **Motion:** to accept the final December 2022 and January 2023 financials, prepared by CPMG, subject to audit was made by Dan McIntosh, seconded by Linda Cotton and passed unanimously.
- **Motion:** to move \$12,000 dollars to Reserves and leave \$12,000 in operating to be used for landscape improvements was made by Linda Cotton, seconded by Dan McIntosh and passed unanimously.

New business: Discussions Had

- **Discussion:** The board will work on a draft of the talking points and outline of changes to governing documents to the next meeting.
- **Discussion:** The reserve study is delayed due to health issues with contractor.
- **Discussion:** the ramp that was installed without official approval has a wooden handrail and the board would like to begin the violation process.
- **Discussion:** The board will request that the contractors who submitted bids for paint revisit the bids and Phase 1 done in 2023 will include 26th Ave and garages for a total of 60 units and Phase 2 in 2024 will include all other units.
- **Discussion:** Goals for 2023 are 1. Wood repairs and Paint for Phase 1, 2. Reserve Study, 3. Document Change

Attorney Status: The Board reviewed the Attorney Status report

Next meeting: March 16, 2023 at 3:30 PM via zoom

Adjournment: 5:08 pm.