

Carriage Homes at Stapleton
Board of Directors Meeting Minutes
Meeting held Smart Space
2371 Central Park Blvd., Denver, CO 80238
January 18, 2017

Meeting called to order at 6:30 p.m. by Paul Gladstone. Quorum of the Board of Directors established. Minutes were taken and transcribed by Debra Vickrey.

Board members present: Paul Gladstone, Steve Petso, Linda Cotton, George Rosenberger and via phone Dexter Meyer.

CPMG Staff: Debra Vickrey, Association Manager and Lina Kyle, CAM, CMCA, Deputy Project Manager

Meeting Minutes: November 21, 2016

- **Motion** to approve the meeting minutes was made by Linda Cotton, seconded by George Rosenberger and passed unanimously.

Homeowner Forum: None

President's Report: Paul Gladstone

- Paul spoke about the actual expenditures in 2016 in comparison to the upcoming 2017 budget.

Association Managers' Report: Lina Kyle

- Debra gave an update on daily operations.

Discussion Items:

- The Board requested CPMG to have the next painting cycle evaluated before the 2018 budget preparation to determine the need for painting.

Contracts:

- **Motion** to prepare the documents required for homeowners to vote on a special assessment for landscaping improvements was made by Dexter Meyer, seconded by George Rosenberger and passed unanimously.
- Board requested CPMG to negotiate a month-to-month contract with BrightView Landscape until the outcome of the special assessment is determined by a vote.
- **Motion** to ratify the Board's approval of the WDR Construction proposal in the amount of \$1,416.27 for a railing repair at 9883 E. 26th Ave. was made by Steve Pesto, seconded by Linda Cotton and passed unanimously.

Financials/Legal:

- **Motion** to accept the December 2016 CPMG financials subject to audit was made by Steve Petso, seconded by George Rosenberger and passed unanimously.

Correspondences:

- **Motion** to approve the request from 9851 E. 26th Ave. to install a WIFI antenna with the following conditions; (1) it be installed on the east side of the building; (2) if there are any complaints it must be removed; (3) the antenna is not to exceed 10" in diameter; and (4) it must be removed when the property is sold was made by Paul Gladstone, seconded by George Rosenberger and passed unanimously.

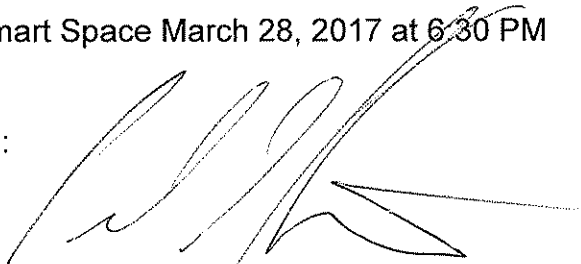
Architectural Requests: None

Hearings: None

Adjournment: 7:55 p.m.

Next Meeting: Smart Space March 28, 2017 at 6:30 PM

Minutes approved:



Paul Gladstone, President



Date