

Carriage Homes at Stapleton
Board of Directors Meeting Minutes
Meeting held Smart Space
2371 Central Park Blvd., Denver, CO 80238
May 24, 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, Dexter Meyer, George Rosenberger and Linda Cotton.

CPMG Staff: Debra Vickrey, Association Manager.

Meeting Minutes: April 5, 2017

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

Homeowner Forum: None

President's Report: Paul Gladstone

- Paul spoke about the lessons learned with the special assessment vote and commented on what might be done differently if there is a future need for an assessment.

Association Managers' Report: Debra Vickrey, CAM, AMS, PCAM

- Debra gave an update on daily operations.
- The Board agreed to have all their comments and recommendations for document revisions to CPMG by the end of June. The board will then discuss possible changes for the owners to consider through a vote.

Discussion Items:

Contracts:

- **Motion** to ratify the Board's approval of the BrightView landscaping proposal in the amount of \$1,017.00 to replace a stolen backflow device was made by Steve Petso, seconded by Linda Cotton and passed unanimously.
- **Motion** to approve the Metco Landscaping contract, with the condition CPMG can negotiate a new contract for the remaining summer months to start June 1, 2017 was made by Paul Gladstone, seconded by Steve Petso and passed unanimously. The Board's commitment to a more robust and tailored approach to the uniqueness of its Stapleton property was the determining factor in their choice of a new contractor.

Financials/Legal:

- **Motion** to approve the Audit Representation Letter was made by Linda Cotton, seconded by Steve Petso and passed unanimously.
- **Motion** to approve the 2016 Draft Audit from Weidner & Associates was made by Linda Cotton, seconded by Steve Petso and passed unanimously.

- **Motion** to approve the Weidner & Associates proposal in the amount of \$1,800.00 to prepare the 2017 audit and taxes was made by Linda Cotton, seconded by Steve Petso and passed unanimously.
- **Motion** to accept the April 2017 CPMG financials subject to audit was made by Steve Petso, seconded by Paul Gladstone and passed unanimously.
- **Motion** to approve purchasing 3 CD's in the amount of \$35,000 each with one at 180 days, one at 9 month and one at 12 months was made by Steve Petso, seconded by George Rosenberg and passed unanimously.

Correspondences:

- The Board directed CPMG to respond to the letter from a resident regarding landscaping.

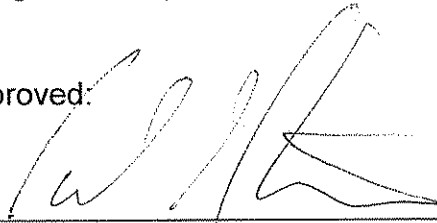
Architectural Requests: None

Hearings: None

Adjournment: 8:20 p.m.

Next Meeting: Smart Space July 19, 2017 at 6:30 PM

Minutes approved:



Paul Gladstone, President

7/29/17

Date