

**FIRST & HARLAN CARRIAGE HOMES CONDOMINIUM
ASSOCIATION
Annual Meeting Minutes
Tuesday, April 26, 2022
Zoom Call**

1. Call to Order: 6:35 pm, by Cindy Ayde, also on line was board member Gordon Corn. Forrest Scruggs of Realty One was hosting Zoom.

2. Minutes: Minutes of the April 27, 2021 Annual Meeting were approved, motion by Gordon, second by Cindy. A quorum was established with 8 proxies and six homeowners.

3. Property Management Report:

Financial Report – Forrest Scruggs reviewed the financials for January through April, 2022. The 2022 Budget was approved.

4. Open Issues: Gordon met with Rose Paving and they will be doing the driveways concrete repairs in 3 phases, May 5th, 13th, and 20th. Maps will be posted at the kiosk and sent to residents e-mail. Also, unit 77 reported his back porch area has cracks. It was noted that the sidewalks around the complex were repaired last fall where there were toe trippers.

Unit 83 still has the old front porch light fixture that wasn't changed out last year. Cindy has agreed to get the new fixture installed.

It was noted there is a need for tree trimming where the branches extend over the roofs. Forrest will make these arrangements.

The Kiosk needs handles installed on the doors, Forrest will find someone to do this.

5. New Business:

The Election was held with Cindy Ayde and Gordon Corn willing to serve for another year. Jeffrey Jacobs volunteered; the new Board was approved by acclimation.

5. Meeting Adjourned: by Gordon at 7:05 pm