

Meeting Agenda December 12, 2015

Annual Meeting (9:00 - 9:30 am)

1. Determine if Quorum of Members is Achieved
2. If Annual Quorum is Achieved, then
 - a. Open Floor for Nominations
 - b. Candidates May Speak (3 Minute Time Limit)
 - c. Elections of Directors
 - d. Counting of the Ballots by Election Inspector
 - e. Announcement of the Results
 - f. Open Forum for Owner Discussions (3 Minute Time Limit)
 - g. Adjournment

Open Session Topics (9:30am - 9:50 am)

1. Establish a Meeting Quorum
2. Review and Approve November's Minutes
3. Business Activities
 - a. Landscaping & Other Issues
 - a. Private Street Lighting Issue - Electrician to Address Next Week
 - b. Discuss Smart Irrigation Controller Proposal
 - b. Finance
 - a. Review November's Financial Statements & Management Reports
 - b. Past due accounts
 - c. Correspondence
 - c. Architectural Committee
 - i. No Updates
 - b. Damaged Mail Boxes - Three Locations Repaired - \$925
 - c. Mail Box Upgrade - 2nd Quotation Received - ~\$7450 for Labor Only (Without New Mailboxes) - Cost Estimate for Mailboxes is ~\$12,000 - \$15,000
 - d. Remove and Replace 9 Private Street Light Posts Wood Siding - Est. Received as a Reference for Future Repair/Replacement - ~\$3,300
 - d. Master Association Update
 - a. Delegate Certification Process - Unchanged From Previous Update
 - i. 441 Member Votes; Require 1168 Member Votes to Establish Quorum; Reduced Quorum is 584
 - b. Landscaping - Water Usage Reduced by Over 60% - YTD Savings - \$80,000
 - c. Overall Budget to Actual YTD Favorable \$180,000
 - d. Irrigation Controller Proposal - \$100,000 Saving Est. over 10 Years
 - e. ARC Submissions - November/December Respectively 14/14 & 8110 Approved
 - f. Other Updates
4. Forum - Each owner is limited to 2 minutes-
 - a. Board is to take information under advisement, no interaction is necessary

Executive Session (9:50 am - 10:00 am)

1. Continue to Discuss Pending Issues

NOTE: The next Carriage Lane Homeowner's meeting is scheduled for January 9, 2016 at 9:00 am. All homeowners are encouraged to attend.