

**FIRST & HARLAN CARRIAGE HOMES CONDOMINIUM
ASSOCIATION
BOARD MEETING MINUTES
Tuesday, August 27, 2019
Realty One, Inc.
1630 Carr St., Suite D, Lakewood, CO 80214**

- 1. Call to Order:** 6:30 by Dwight Patrick, in attendance Board member Gordon Corn.
- 2. Minutes:** Minutes of the June 13, 2019 Special Meeting and the June 25, 2019 Board Meeting were approved.
- 3. Homeowners Forum:** None
- 4. Property Management Report:**
 - Financial Report – Forrest Scruggs reviewed the financials for June and July. Financials were approved as submitted.
- 5. Open Issues:**
 - a.** Hearing for violations are to be heard at 7:00 pm from units 53 and 59.
- 6. New Business:**
 - In the current Rules, it refers under trash about dumpsters, needs to be removed.
 - Under pet rule, it references maximum weight at 2 pounds, should be 30 pounds.
 - Mulch is done at entry and more work is to be done on retaining wall.
 - Regarding assigned parking, Dwight and Gordon agreed to let the Lessor police his rented space, it will not be the responsibility of the management company.
- 7. Meeting Adjourned:** 7:00pm

**FIRST & HARLAN CARRIAGE HOMES CONDOMINIUM
ASSOCIATION
BOARD MEETING MINUTES
Tuesday, June 25, 2019
Realty One Office
1630 Carr St., Suite D, Lakewood, CO 80214**

- 1. Call to Order:** 6:30 pm, attending Board members Cindy Ayre, Dwight Patrick, and Forrest Scruggs of Realty One, Inc.
- 2. Minutes:** Minutes of the February 26, 2019 Board Meeting were approved.
- 3. Homeowners Forum:** None
- 4. Property Management Report:**
 - Financial Report – Forrest Scruggs reviewed the dues balance with the Board. All but two units were current. Budget vs. Actual through May 31, 2019 was under Budget except for Snow Removal.
- 5. Open Issues:**
 - Dwight has found a landscape company that will give a bid on adding mulch to certain areas. Also, he will ask for a rock bid as well.
 - #64 unit still has two dishes that need to be removed.
 - #53 deck has all kinds of storage that is not proper per the Rules & Regulations.
 - Dwight asked about the new fence that was installed with Pine rather than Cedar and could we check the contractors invoice.
- 6. New Business:**
 - It was suggested we get a cost for two pet stations.
- 7. Meeting Adjourned:** 7:25 pm

**FIRST & HARLAN CARRIAGE HOMES CONDOMINIUM
ASSOCIATION**

SPECIAL MEETING MINUTES

June 13, 2019

Cindy Ayre's House

- 1. Call to Order:** 6:00 pm., Board members Cindy and Dwight Patrick in attendance.
- 2. Minutes:** No previous Minutes
- 3. Homeowners Forum:** None
- 4. Property Management Report:** None
- 5. New Business:**

The purpose of this meeting was to discuss permit parking. It was agreed that Dwight will set up a meeting with our management company to go over the planning of setting up how the plan will be implemented. Realty One has experience in how to organize with the residents from their other HOA's.
- 6. Meeting Adjourned:** 6:30pm

FIRST & HARLAN CARRIAGE HOMES CONDOMINIUM ASSOCIATION

BOARD OF DIRECTOR MEETING MINUTES

Tuesday, February 26, 2019

Realty One, Inc.

1630 Carr Street, Suite D. Lakewood, CO 80214

- 1. Call to Order:** 6:50pm. Gordon Corn, Dwight Patrick, Cindy Ayre and Forrest Scruggs, Realty One, Inc. were present
- 2. Minutes:** Minutes of the October 30, 2018 Board Meeting were approved as amended.
- 3. Property Management Report:**
 - Financial Report – Reviewed by Forrest
- 4. Open Issues:**
 - Proposal on Mulch – Bid in writing to Dwight Patrick
 - Backflow – Gordon Corn, Realty One to arrange
 - Lakewood - \$3,600.00 per letter – change Budget because of backflow update
 - Recycle – Bring up at Annual Meeting, \$12.00 per month
 - #23 construction trash
- 5. New Business:**
 - Check #1028 12-31-19 - \$77.00? January Statement, what was it for?
 - Check #1015 \$87.00? December Statement, what was it for?
 - Dues - \$234.91 instead of \$240.00?
 - Update on Screens
 - Satellite 64 Harlan – 2 dishes left to remove
 - 53 deck – confirm from City – Permit received
 - 53 Multiple Vehicles – Dwight Patrick to send pictures
 - 54 Trim lower SW corner. Dwight Patrick meet with painter
 - Email Gordon Corn December Statement Rep & Maint - \$2400.00, what was it for?
 - Fill out FHA Form – Board motioned to approve FHA, Dwight Patrick, Cindy Ayre, Gordon Corn (O.K.) To be voted on at Annual Meeting
- 6. Meeting Adjourned:** 7:35