

Meeting Agenda October 11, 2014

Open Session Topics (9:00 am – 10:00 am)

1. Budget Committee Meeting (9:00 am – 9:25)
 - a. Review YTD Operating Expenses
 - b. Review Proposed 2015 Annual Operating Budget
 - c. Set 2015 Monthly Dues
 2. Establish a Meeting Quorum (9:25 – 9:50 am)
 3. Review and Approve September's Minutes
 4. Business Activities
 - a. Landscaping & Other Issues
 - a. Water Pressure Mitigation Plan
 - i. Update Avila Landscaping Progress/Findings
 - ii. Discuss Proposed Additional Expense Requirements
 - iii. Approve Additional Expense to Complete Mitigation Plan
 - b. Homeowner issues, if any
 - b. Finance
 - a. Review October's Financial Statements & Management Reports
 - b. Past due accounts
 - c. Correspondence
 - c. Architectural Committee
 - a. Walk-thru Updates & Homeowner's Responses
 - i. 6020 Ridgewood Crt – Requests Additional Time
 - ii. 6036 Ridgewood Crt – Cannot Afford Repairs, Needs More Time
 - iii. 6015 Brighton Lane – All Repairs Completed per Walk-thru Recommendations
 - iv. 6027 Brighton Lane – Requests Additional Time
 - v. 6067 Brighton Lane – ARC Submission Pending Review
 - vi. 503 Golden Sky Lane – Correspondence Received From Homeowner Stating Repairs will not be Done Until Parking Issue is Resolved; Fence Between 503 and 500 (Neighbor) in Dispute
 - b. Mail Boxes
 - i. No Updates
 - d. Master Association Update
 - a. No Meeting Update
 - b. Letter Defining Sub-HOA Delegate Election Requirements
 - e. Private Street Lighting - Replace with LED Lighting
 - a. Project to be Completed End of Next Week
 - f. Discuss/Approve New Signage Options for Guest Parking Area
 - g. Update on HOA Web-site
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. Follow-up and Continue to Discuss Pending Issues

NOTE: The next Carriage Homeowner's meeting is scheduled on November 8 at 9:00 am. All homeowners are encouraged to attend.