

**FIRST & HARLAN CARRIAGE HOMES CONDOMINIUM
ASSOCIATION
Board Meeting Minutes
Tuesday, June 22, 2021
Conference Call**

- 1. Call to Order:** 6:30 pm, by Forrest, also on conference were board members Gordon Corn, Cindy Ayde, Nell Marse and Forrest Scruggs of Realty One.
- 2. Minutes:** Minutes of the February 23, 2021 Board Meeting were approved, motion by Gordon, second by Cindy.
- 3. Homeowners Forum:** None
- 4 Property Management Report:**
Financial Report – Forrest Scruggs reviewed the financials for January through May, 2021. The financials were on Budget with no major expenses. The city of Lakewood has requested the retention ponds to be cleaned up and weeds removed.
- 5 Open Issues:** There were no open issues at this time.
- 6 New Business:** There are trees along Gray and Harlan that need trimming as some are hanging over the sidewalk. Forrest will have these taken care of as soon as possible with the tree company he uses.

Gordon has some wish list items that he will send to Realty One.

- 7 Meeting Adjourned:** by Gordon at 6:50 pm

**FIRST & HARLAN CARRIAGE HOMES CONDOMINIUM
ASSOCIATION
ANNUAL MEETING MINUTES
Tuesday, April 27, 2021
By Zoom**

- 1. Call to Order:** 6:30pm, by Gordon Corn. 6 Owners, 3 Proxies.
- 2. Minutes:** Minutes of the April 23, 2019 Annual Meeting were approved, motion by Cindy Ayde, seconded, all in favor.
- 3. Homeowners Forum:** Gordon proposed a garage sale for the community on June 6th, will post info on the kiosk board.
- 4. Property Management Report:**
Financial Report – Forrest Scruggs reviewed in detail 2021 Budget, and 2020 year end balance sheet. The Reserve Account is in good shape. The Budget was approved by all.
- 5. Open Issues:** Nothing at this time.
- 6. New Business:**
Elections – One volunteer for the Board was Nell Marse, unit #44. Cindy and Gordon remain as Board members.
- 7.Meeting Adjourned:** 6:47 pm, motioned and seconded.

FIRST & HARLAN CARRIAGE HOMES CONDOMINIUM ASSOCIATION

Board Meeting Minutes Tuesday, February 23, 2021 Conference Call

- 1. Call to Order:** 6:30 pm, by Forrest, also on conference were board members Gordon Corn, Cindy Ayde and Forrest Scruggs of Realty One.
- 2. Minutes:** Minutes of the October 27, 2020 Board Meeting were approved, motion by Gordon, second by Cindy.
- 3. Homeowners Forum:** None
- 4 Property Management Report:**
Financial Report – Forrest Scruggs reviewed the financials for October through December, 2020. The financials were on Budget with no major expenses except for tree trimming requested by the City of Lakewood.
- 5 Open Issues:** The fence that was hit by a car won't be covered by our insurance. The cost per the insurance company was \$975. Forrest tried to get an accident report from the City but was asked about a license number. Gordon offered to try his luck with the City to see if he could get information on the driver. Forrest will get a bid for fixing the fence.
- 6 New Business:**
Number 82, Dwight's old unit, has a damaged gutter that might have been hit by the new owner's trucks that were observed by Cindy unloading. She said there are a couple other bent or damaged ones in the complex that she will send pictures to Realty One.
It was suggested to send out a letter for new Board Members.
- 7 Meeting Adjourned:** by Gordon at 6:56 pm