

**FIRST & HARLAN CARRIAGE HOMES CONDOMINIUM
ASSOCIATION
Board Meeting Minutes
Tuesday, October 27, 2020
Conference Call**

- 1. Call to Order:** 6:35 pm, by Dwight Patrick, also on conference were Gordon Corn, Cindi Ayde and Forrest Scruggs of Realty One.
- 2. Minutes:** Minutes of the August Meeting were approved, motion by Dwight, second by Gordon.
- 3. Homeowners Forum:** None
- 4. Property Management Report:**
Financial Report – Forrest Scruggs reviewed the financials for August through September, 2020. The financials were on Budget with no major expenses.
- 5. Open Issues:**
City of Lakewood has issued a request for trimming the overhanging trees along Gray St. and 1st Ave. by 11-16-20 Blue Grass Landscape will be contacted by Dwight to see if they can do the work. If not, Forrest will contact a Tree Removal Company.
- 6. New Business:**
The new community notice board has been installed and looks good.

Blue Grass has performed the first snow removal of the season. Dwight was going to talk with Ryan about a couple of issues.

Cindi reported there is a dented in gutter next to her unit 58.
- 7. Meeting Adjourned:** 7:00 pm

FIRST & HARLAN CARRIAGE HOMES CONDOMINIUM ASSOCIATION

Board Meeting Minutes Tuesday, August 25, 2020 Conference Call

- 1. Call to Order:** 6:35pm, by Dwight Patrick, also on conference were Gordon Corn and Forrest Scruggs of Realty One.
- 2. Minutes:** Minutes of the June 23, 2020 Annual Meeting were approved, motion by Dwight, second by Gordon.
- 3. Homeowners Forum:** None
- 4. Property Management Report:**
Financial Report – Forrest Scruggs reviewed the financials for June through July, 2020. The financials were on Budget with no major expenses.
- 5. Open Issues:**
There's a dead tree at #77 Harlan and Dwight said Blue Grass would remove the tree down to stumps for \$300.00. The work order was turned over a month ago and Realty One did follow up.
- 6. New Business:**
An information board was approved by the Board. The cost of the board is about \$1,000 plus labor for installing at \$400. It's about 4-6 weeks from Arete Corporation for assembly.
- 7. Meeting Adjourned:** 7:05 pm

**FIRST & HARLAN CARRIAGE HOMES CONDOMINIUM
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**Board Meeting Minutes
Tuesday, June 23, 2020
Conference Call**

- 1. Call to Order:** 6:30pm, by Dwight Patrick, also on conference were Gordon Corn and Forrest Scruggs of Realty One.
- 2. Minutes:** Minutes of the February 25, 2020 Board Meeting were approved, motion by Dwight, second by Gordon.
- 3. Homeowners Forum:** None
- 4. Property Management Report:**
Financial Report – Forrest Scruggs reviewed the financials for February through May, 2020. The financials were on Budget with no major expenses.
- 5. Open Issues:**
There's a dead tree at #77 Harlan and Dwight said Blue Grass would remove the tree down to stumps for \$300.00. This is a good price and we should proceed.
- 6. New Business:**
#53 has put up a camera in front and the Board has questioned had it been approved.
- 7. Meeting Adjourned:** 7:00 pm

**FIRST & HARLAN CARRIAGE HOMES CONDOMINIUM
ASSOCIATION**

BOARD MEETING MINUTES

February 25, 2020

1630 Carr St., Suite D, Lakewood, CO 80214

- 1. Call to Order:** 6:28 pm., Board members Gordon Corn and Dwight Patrick in attendance.
- 2. Minutes:** Minutes from November 5, 2019 was approved, motion by Gordon, second by Dwight
- 3. Homeowners Forum:** None
- 4. Property Management Report:** Forrest reviewed last years' financials and the 2020 Budget. The Reserve account remained acceptable as \$1,943 was funded monthly from the operating account.
- 5. New Business:**

Gordon has prepared a parking update set of Rules for the web site.
There is very big broken limb on the ground near unit #40, Realty One will contact the tree removal company.
Waste Management has been missing trash removal occasionally from a whole row of townhomes. Forrest said when noticed, please email Realty One. Forrest said part of the problem he believes is new drivers.
- 6. Meeting Adjourned:** 6:58pm, motion by Gordon.