

**FIRST & HARLAN CARRIAGE HOMES CONDOMINIUM
ASSOCIATION
Board Meeting Minutes
Tuesday, August 23, 2022
Conference Call**

- 1. Call to Order:** 6:32 pm, by Cindy Ayde, also on conference were board members Gordon Corn, and Forrest Scruggs of Realty One.
- 2. Minutes:** Minutes of the June 22, 2021 Board Meeting were approved as was June 28, 2022 Minutes, motion by Gordon, second by Cindy. (2021 Minutes weren't approved previously)
- 3. Homeowners Forum:** None
- 4 Property Management Report:**
Financial Report – Forrest Scruggs reviewed the financials for P&L, January through July, 2022. The 7-31-22 Balance sheet was presented by Forrest and he stated the Reserve is fully funded in accordance with Budget. The scheduled Income is on Budget as well.
- 5 Open Issues:** The South fence has been repaired but we should keep an eye on it for need of future repairs.
- 6 New Business:** Cindy said there are a number of residents not putting their trash cans away and out of site after the trash day on Monday. Forrest said Realty One would get a letter out reminding residents to remove them.

Gordon asked for an update on parking rentals and if there are any available, Forrest said he will check.
- 7 Meeting Adjourned:** by Gordon at 6:42 pm

**FIRST & HARLAN CARRIAGE HOMES CONDOMINIUM
ASSOCIATION
Board Meeting Minutes
Tuesday, June 28, 2022
Conference Call**

- 1. Call to Order:** 6:30 pm, by Cindy, also on conference were board members Gordon Corn, Cindy Ayde, Jeff Jacobs and Forrest Scruggs of Realty One.
- 2. Minutes:** Minutes of the June 22, 2021 Board Meeting were approved, motion by Gordon, second by Cindy. (Minutes weren't approved previously)
- 3. Homeowners Forum:** None
- 4. Property Management Report:**
Financial Report – Forrest Scruggs reviewed the financials for P&L, January through May, 2022. The 5-31-22 Balance sheet was presented by Forrest and he stated the Reserve is fully funded in accordance with the Budget. The major concrete driveway work has been completed at approximately \$20K and will show up as paid on the June statement.
- 5. Open Issues:** Most of the tree pruning has been completed. There are a few branches east of unit 82, Building 7.
- 6. New Business:** Nothing else at this time.
- 7. Meeting Adjourned:** by Gordon at 6:46 pm

**FIRST & HARLAN CARRIAGE HOMES CONDOMINIUM
ASSOCIATION
Annual Meeting Minutes
Tuesday, April 26, 2022
Zoom Call**

- 1. Call to Order:** 6:35 pm, by Cindy Ayde, also on line was board member Gordon Corn. Forrest Scruggs of Realty One was hosting Zoom.
- 2. Minutes:** Minutes of the April 27, 2021 Annual Meeting were approved, motion by Gordon, second by Cindy. A quorum was established with 8 proxies and six homeowners.
- 3. Property Management Report:**
Financial Report – Forrest Scruggs reviewed the financials for January through April, 2022. The 2022 Budget was approved.
- 4. Open Issues:** Gordon met with Rose Paving and they will be doing the driveways concrete repairs in 3 phases, May 5th, 13th, and 20th. Maps will be posted at the kiosk and sent to residents e-mail. Also, unit 77 reported his back porch area has cracks. It was noted that the sidewalks around the complex were repaired last fall where there were toe trippers.

Unit 83 still has the old front porch light fixture that wasn't changed out last year. Cindy has agreed to get the new fixture installed.

It was noted there is a need for tree trimming where the branches extend over the roofs. Forrest will make these arrangements.

The Kiosk needs handles installed on the doors, Forrest will find someone to do this.

5. New Business:

The Election was held with Cindy Ayde and Gordon Corn willing to serve for another year. Jeffrey Jacobs volunteered; the new Board was approved by acclimation.

- 5. Meeting Adjourned:** by Gordon at 7:05 pm