

Board Meeting Minutes

January 21, 2010

Call To Order

The meeting was called to order by President Herb Entenmann at 6:30PM at the Academy Endeavor School. Those present were Larry Barnes, Darlene Bentley, Betty DeJong. Diane Wimpy, representative of our Management Company, Courtney & Courtney, was also present. Dick Stapp, was absent.

Open Forum

Herb Entenmann opened the open forum portion of the meeting and there were no issues brought by the attendees. Herb then opened the floor to Jim Mills, who had requested to be added to the open forum portion of the agenda. Herb asked the question regarding a questionable note placed on the mailbox by someone in the community. Mr Mills was asked if he saw anyone place the note and he responded by saying nol.

Mr. Mills indicated the reason he asked to speak before the board was to question why he was not allowed to prune trees behind his house that blocked his view of the mountains. He was refused by the previous board, (when he was director-at-large). The board indicated that the trees in the community were pruned on a regular schedule as determined by the landscape committee. Homeowners could not do any pruning because it was the responsibility of the Board of Directors in order to maintain uniformity of all landscaping in the Carriages.

There was further discussion as to whether the board ruling was legal. The board president indicated that the decision was valid and Mr. Mills had no response. There was further questioning on how and when the trees were to be pruned with no resolution. Mr Mills also indicated the American for Disabilities Act may have been violated because his wife has been disabled for some time and not having that view violated her rights. Diane Wimpy said this Act was was meant to regulate the entry and and exit to buildings and had nothing to do with views.

One of the attendees brought to boards attention that one of our residents, Bobby Walters, was doing very badly from a health standpoint.

Secretary's Report

The minutes for the December meeting were approved. Motion made by Larry Barnes, Darlene Bentley seconded the motion.

Treasurer's Report

Darlene reported that as of December 31, 2009 the financial information is as follows;

Total Reserves	\$314,826.34
Operating Income	\$7,618.85
Total Assets	\$322,445.19
Net Surplus	(\$3,192.65)

The treasurer reviewed the CD's we currently have in place and the interest rates being paid.

The premium refund due from our former insurance broker (CB Insurance) will be received at the end of January.

Manager's Report

Diane Wimpy pointed out that a lease was signed for the property at 3405 Plantation Grove. The lease begins on February 1, 2010 and ends August 01, 2010. There are three (3) adult males leasing the house from the owner (Phil & Joan Welch). At the end of he lease the Welch's plan to occupy the house.

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A "For Rent" sign had been posted that violated the R & R's for the Carriages. The sign was removed and there was some discussion on what exactly is legal under the Rules & Regulations and perhaps a review of the regulations.

Unfinished Business

Resolution Number 2010-001, superseding Resolution Number 2008-001 was approved. This resolution clarifies construction and/or modification to the outside of the dwellings at The Carriages. It is specific to a ground mounted satellite antenna, a building mounted satellite, or an awning covering a deck or patio area. A new form to be completed by the home owner is also part of the resolution.

A resident of the community requested permission to have an "Estate Sale", sometime this summer. There was some discussion as how this should be handled because these kinds of sales are not allowed under the current regulations, except by the board approved community "Garage Sale". The board asked Diane to contact the owner and try and coordinate the "Estate Sale", with the garage sale.

New Business

Discussion was carried out on the refund for overpayment of our insurance from CB Insurance. We overpaid our premium in 2009 and at this date have not received the check. The amount is \$2,119.20 and Diane indicated that we should receive the check by the end of this month.

There was a question on when we need a reserve study completed for the Carriages. Larry Barnes agreed to assist in updating the Reserve Study instead of hiring an outside firm to conduct a completely new study.

The subject of snow removal was discussed. There was a comparison between the R & R and what the actual snow removal contract called for. It was determined that the contract calls for removal after an accumulation of 4" where the regulations called for 2". The Board President felt we needed to revise the regulations to reflect the snow removal contract of 4".

The Carriages newsletter was the next topic of discussion and Herb Entenmann felt we needed to have certain subjects be part of the newsletter: i.e. New Insurance company and details on coverage, HOA Activities, etc. Herb is going to try and get participation from the community to assist in the newsletter.

Garbage collection was the next topic and discussion on what happened because there was agreement that a new company would be selected but after contacting Waste Management they agreed to meet the price of the other company so the decision was made to stay with Waste Management.

There was an issue related to the use of a "Proxy", by a board member who would be absent from a scheduled meeting. Diane did some research and determined that a board member who could not

attend a meeting could give their proxy to another board member on an agenda item. However, the proxy must be made in writing on the specific issue in order to be legal.

Larry Barnes moved and Betty DeJong seconded to adjourn the regular board meeting at 7:40PM and go into Executive Session.

Respectfully Submitted

Larry Barnes, Acting Secretary