

Carriage Park Condominium Association
Minutes from the Board of Directors Meeting
Wednesday, August 30, 2023

Attendees: Board Members Pat Streeter, Trudy Radiwon, Nancy Amato, Mike Moyer, Sheryl Vanden Berg; Dawn Bowman of Leadership Management

1. The meeting was called to order at 4:00 p.m.
2. Approval of the Agenda – As amended:
 - 3 Approval of the Minutes - changed the date to July 19, 2023.
 - 7 Board and Management actions - changed the date to July 19, 2023.
 - 11 New Business – Alteration/Modification Request - Privacy Fence
South property fence line.
Mtn: Mike, 2d:Trudy Approved
3. Approval of the Minutes from July 19, 2023 – accepted as written.
Mtn: Nancy 2d: Pat Approved
4. Approval of the July Operating Report
Mtn: Nancy, 2d: Pat Approved
5. Officer Reports and Grounds Committee Report
Pat (President) no report
Trudy (Vice President) no report
Nancy (Treasurer) no report
Sheryl (Secretary) no report
Mike (Member at Large) Grounds Committee
The sprinkler at Bldg. #15 has been repaired due to issues caused by the lightning strike. Tom Radiwon has volunteered to help Mike with turning off/on the inground sprinklers. They will be monitoring the weather conditions and any rainfall. They will be turning them off when the sprinklers are not needed. We are hoping to save some money by doing this.
6. Delinquent List:
[Redacted] – has made a payment but is not up to date.
[Redacted] – is not up to date.
[Redacted] – is not up to date-Dawn will be sending out a letter to the estate executor to work out a payment plan.
[Redacted] – will be receiving a 14-day letter.
[Redacted] - will be current in September.
[Redacted] – could not make a payment due to the power outage. One payment has been made this week to be followed by an automatic payment each month. This will make the co-owner current by October 1st.
7. Board and Management actions since the last regular board meeting on July 19, 2023
No new additions.
8. Management Report
 - a. Legal: [Redacted] on hold. They did try to make a payment but had no power or internet.
 - b. Management drive-through and site status – Alan was on site 8/29 to pick up branches

and tree limbs which fell during the tornado. He will be back on Tuesday, 9/5 to continue picking up branches/tree limbs from the storms focusing on the area behind Bldg. #15.

- c. Fence Installation: The privacy fence installation is completed. Nancy asks when will the bill be sent to the co-owners. The letters will go out in September for repayment of the fences and installation.
- d. Paint – Painting and gutter work is completed.
- e. Concrete – The concrete work is expected to be done mid to late September. The concrete work must be completed before the asphalt repair.
- f. Asphalt/Road work – The contract for Great Lakes Concrete and Paving was approved at the July 19th board meeting. Mike asked about the amount being charged. We have a signed contract with them and will need to wait until the concrete work is completed to begin the asphalt work.
- g. Arbor Tree-the work has been completed. [Redacted] was upset with the number of branches which were removed from behind her unit. Trudy asked about the trees being sprayed. She noted that she saw both Brightview Landscaping and Arbor Tree spraying the trees. Mike to compare tree companies for the October board meeting. Mike to notify the Grounds Committee to look over the work which was completed by Arbor Tree.

9. Miscellaneous Updates/Requests

The insurance adjuster was out to look over Bldg. #15 for damages due to the lightning strike. There was no structural damage on the outside of the unit. There is a crack on the interior wall near the co-owner's fireplace. A roofer walked the roof to secure the building after the strike. We have received 1 quote (\$6,000) which is for materials only. We are waiting for 2 more quotes to come in. Because of the recent tornado, we are looking at damage from both the lightning strike and the wind damage from the tornado. As soon as information is available, we will schedule a separate board meeting to address these items.

10. Old Business – None

11. New Business

- a. Pat will cash out the CD for deposit into the reserves account.
- b. Alteration/Modification Request Form – [Redacted] have requested to be allowed to replace the privacy fence which was previously damaged by a storm.
Mtn: Trudy, 2d: Mike Approved
- c. South property fence line – Dawn has contacted Canton Township for clarification on who is responsible for the trees that have fallen into the back yards of the neighbors on the South side of the property line. We have received a quote from Gray's Tree Service (\$13,900) for the trees on the property (not including the south property fence line). Mike asked the board to start the tree work.
Mtn: Mike, 2d: Trudy Approved
Gray's Tree Service will cut up and remove the downed trees. They do not take out the stumps. Dawn has the name of a local company to contact about grinding out the stumps.

12. Next Board Meetings – Annual Meeting Wednesday, September 20th

6 – 6:30 p.m. sign in

6:30 p.m. meeting

Wednesday, October 18, 2023, at 4 p.m.

The Board has agreed to meet again before the next meeting to address the remaining tree work

and the repair quotes for Bldg. #15. The date and time will be arranged once the information is received.

Mike discussed the road grant information that was received from Tammy Rupp. Mike will ask Tammy to gather further information for the board.

Trudy asked about the patio furniture behind the decks at Bldgs. #11 and #13. A letter will be sent out to the co-owner in Bldg. #11 and Dawn has been in contact with the co-owner in Bldg. #13.

The meeting adjourned at 4:54 p.m.

Sheryl Vanden Berg
Sheryl Vanden Berg, Secretary