

Carriage Park Condominium Association
Board of Directors Meeting
February 18, 2026
6:00-7:00pm

Agenda - Minutes

Participants: Trudy Radiwon, Tim Siedlaczek, Deb Ayers, Mike Moyer, Tammy Rupp, Dawn Bowman

1. Called the meeting to order at 6:02pm
2. Review and approve the agenda – Approved by consensus
3. Review and approve the January meeting minutes – Approved by consensus
4. Review and approve December and January Operating Reports – Approved by consensus
 - a. Overdue monthly association fees, special assessment, fences, and fines
Review the most current delinquency list and progress since the last meeting
 - [Redacted] has made her first \$1,000 payment
 - [Redacted] will be sent to the attorney for a demand letter and intent to place a lien on the unit
 - [Redacted] has not responded to communications and will be sent to the attorney for a demand letter and intent to place a lien on the unit; Dawn will also explore the option for rent diversion; Dawn will resend the lease to the Board
 - [Redacted] will be sent to the attorney for a demand letter and intent to place a lien on the unit
 - Dawn will share a copy of the demand letters to the Board
 - Final demand letters will be sent by Leadership Management for remaining individual balances > \$800 with 14 days to pay or set up a payment plan; at 90 days it will be sent to the attorney
5. Board and Leadership Management Actions since the last Board meeting (Information Only)
 - a. Work order update – Review work order report
 - Gutter leak at [redacted] was repaired today under warranty
 - Basement leak at [redacted] – co-owner is not responding to Family Basement to set up an appointment
 - [Redacted] was assessed to determine remediation plan
 - b. Dawn facilitated discussions between Legal and McCredie regarding the potential lawsuit
 - c. Dawn mailed out letters to homeowners who were not yet compliant with bathroom exhaust fan replacement and outlined next steps on penalties
 - d. Fall cleanup was completed in early January
6. Old Business
 - a. Vent cover replacement with Dusty Ducts for the final phase of work (5 buildings-49 vents); pending weather conditions, they will come and complete this work in the first two weeks of March
 - b. Bathroom Exhaust Fan Replacement Status
Dawn has since started to fine delinquent co-owners on this requirement; two co-owners have completed their requirement since receiving the letter
 - c. Water drainage related issues and basement leaks at Bldg. 7 [redacted] status; pending weather conditions for Alan to review with Canton Township and begin work in April

- d. Beaver situation and updates on contact with the DNR and Wayne County – Dawn
Pending detailed location information (coordinates) from Trudy
Trudy had a conversation with a nearby neighbor and learned there is nothing that can be done for this situation
- e. Window repair status at [redacted]
½ down payment was paid
- f. Liability issue – Legal/Insurance update; pending activity and updates from our attorney

7. New Business

- a. Irrigation vendor decision for 2026
 - i. Green Oaks - \$1,900 for startup and winterization
 - ii. Orion, Canton, MI - \$860 for startup and winterization; needs further clarification
 - iii. Brightview – Quote was not received
 - iv. Ed Nies – Dawn will contact him for a quote
Dawn and Mike to work together to get an apples-to-apples comparison between Great Oaks, Orion, and Ed Nies for the Board to reach a decision within two weeks

8. Future Topics

- a. Bylaw changes - Next step is to coordinate a meeting with a small group of co-owners to collaborate on the proposed changes and then follow-up with a meeting with our attorney.
- b. Monitor snow removal damages and provide list to Serene Surroundings in late March
- c. Spring walkthrough
- d. Heat sensor replacement planning.

9. Next Meeting

- a. Schedule March Board meeting – March 18 @ 6pm

10. Adjourned meeting at 7:02pm