

CARRIAGE HILLS RESIDENTS ASSOCIATION
BOARD OF DIRECTORS MEETING
May 18, 2010
May Valley Community Center, Richmond, CA.

Present: Dave Hollingshead, Sharon Collins, Alan Heynssens, Kaye McKelroy
Members: 12 homeowners signed in
Management: Trevor Milledge CCAM, with Association Communications Inc (ACI).

CALL TO ORDER: The Regular session was called to order at 8:04 pm by President Kaye McKelroy.

HOMEOWNERS CONCERNS:

A homeowner was present to request and Application for architectural modification.

A homeowner was present to provide her candidacy information to the Board in the event there is a vacancy on the Board after the annual meeting can be held.

A homeowner was present to discuss speeding in the community and what action can be or has been taken to help address the problem.

COMMITTEE REPORTS

Architectural (ARC): Alan Heyness, Chair
Management to provide break down of painting letters by June meeting as well as schedule any open hearings for June.

Landscape: No chair

Neighborhood Council – Kaye McKelroy, Chair
The committee chair reported the dumpster day is TBA, she gave detail about the national night out August 2010. She also provided YTD crime statistics. Hold the Newsletter until after June meeting

TREASURER'S REPORT

A motion is made, duly seconded, and it is, therefore, unanimously resolved to approve the financials for the period ending April 31, 2010.

UNFINISHED & NEW BUSINESS

6-09-7: Gov Document Revisions – The Election Inspectors, ACI, confirmed that 231 ballots have been returned to date. Board members will continue to get out the vote. Ballot extension until August 1, 2010.

A motion is made, duly seconded, and it is, therefore, unanimously resolved to extend the governing document revision ballot period until August 1, 2010.

**CARRIAGE HILL RESIDENTS ASSOCIATION
BOARD OF DIRECTORS MEETING**

- 7-09-3: ATT Work Southern Entry – Management was directed to no longer pursue this item. CLOSED ITEM.
- 1-10-1: Annual Meeting – To be held June 15, 2010- 30 minutes for counting ballots. Remainder of meeting to be business. Deadline to declare your candidacy was April 1, 2010. OPEN ITEM.
- 2-10-5: CPA Contract – The CPA will complete the approved review at the end of the fiscal year. OPEN ITEM.
- 4-10-2: Concrete Cutting –Management was directed to decline the proposal and to mention that owners should look into the Richmond Sidewalk program for repair or possible trip hazard issues. OPEN ITEM.
- 5-10-1: Weed Abatement – **A motion is duly made, seconded and unanimously carried and it is therefore resolved to approve the D&H weed abatement proposal in the amount of \$,2950.00**

Ex session @ 8:47PM:

4981: Status on 5-12-10 Sale?

Short Sale Offer 4981 WW: Accepted, Email board in the future on requests immediately.

5401 Hackney: June 14 ,2010. Mary Filson, to brief the Board. Call /mail owner about weeds.

5131 Baker: Does she owe the whole debt? Is the NOD valid. Confirm within 5 days.

ACTION ITEMS

Board Meeting Schedule: 3rd Tuesday 7 PM – May Valley Community Center: June – 15, 2010 Annual rescheduled. Hearings.

After June the schedule to be set for next fiscal year by new board.

Newsletter: Submissions due by end of May

ADJOURNMENT

A motion is made, duly seconded, and it is, therefore, unanimously resolved to adjourn the meeting at 9:11 PM.

Respectfully submitted,

Dave Hollingshead, Secretary for
Carriage Hills Resident's Association

**CARRIAGE HILL RESIDENTS ASSOCIATION
BOARD OF DIRECTORS MEETING**

2010 Resolutions

6-09-7: Gov Document Revisions – A motion is made dually seconded and carried and it is therefore unanimously resolved to extend the balloting period until April 1, 2010.

A motion is made, duly seconded, and it is, therefore, unanimously resolved to accept the Treasurer's Report for the period ending 1/31/10 and invest the CD maturing 2/10 in the amount of \$34,231 at First Bank in a promotional CD for 5 months at 1.05%.

2-10-3: Reserve Study update – A motion is made, duly seconded, and it is, therefore, unanimously resolved to update the reserve study for \$500 to include budget for landscape upgrades..

2-10-5: CPA Contract – A motion is made, duly seconded, and it is, therefore, unanimously resolved to accept the CPA contract from Levy & Company for \$1,220.

A motion is made, duly seconded, and it is, therefore, unanimously resolved to accept the Treasurer's Report for the period ending 3/31/10.

A motion is made, duly seconded, and it is, therefore, unanimously resolved to approve the 2010-2011 operating budget with no increase in annual assessment.

A motion is made, duly seconded, and it is, therefore, unanimously resolved to accept the 2010 Reserve Study update.

A motion is duly made, seconded and unanimously carried and it is therefore resolved to approve the D&H weed abatement proposal in the amount of \$,2950.00

A motion is made, duly seconded, and it is, therefore, unanimously resolved to approve the financials for the period ending April 31, 2010.

A motion is made, duly seconded, and it is, therefore, unanimously resolved to table the minutes of April 20, 2010 regular session, as amended.

A motion is made, duly seconded, and it is, therefore, unanimously resolved to extend the governing document revision ballot period until August 1, 2010.