

**Minutes of 29 Jan, 2012 Special Meeting of Carriage Lawn Board of Director's  
to Elect Board Officers**

- I. Meeting called to order at 2:02pm.
- II. Attendees:
  - A. Gay Ashley, President
  - B. Dave Armstrong, VP/Secretary
  - C. G'Ann Zieger, Treasurer (via phone)
  - D. Mary Von Mullekom, Member-at-large
  - E. Hiranya Maru, Member-at-large
- III. Election of Board Officers and ARB Chairman
  - A. All officers were re-elected to their 2011 board positions (shown above) by acclamation.
  - B. Hiranya Maru was elected as ARB Chairman by acclamation.
- IV. Other Meeting Topics:
  - A. Homeowner patio damage (2968 Franciscan Lane). Board discussed a homeowner's report that his patio was damaged by the root of a nearby community tree. The homeowner had asked that the HOA pay to repair his patio (\$750 estimate from Craven's Nursery). Board voted unanimously to have GHA arrange for an arborist to inspect the tree to determine if the community tree is the source of damage and how best to deal with it to prevent further damage. The board also agreed that the arborist should also inspect the tree in the front of 2973 Nipper Way to see if it is causing damage to sidewalks in the area.  
[Action Brian]
  - B. Date of next board meeting: Board agreed the next board meeting will be held at Dave's house at 6:30pm on Monday, 5 March.
  - C. Audits. In response to Hiranya's question as to when the last audit was performed, Gay responded that we have an audit each year. In addition, she stated that the permission letter had been signed to conduct the HOA audits for 2011 and 2012 financials.
  - D. Assessment billing. Board discussed options for monthly assessment billings (monthly statements versus the 12-month booklet), but deferred a decision until the 5 March board meeting.
- V. Meeting adjourned at 2:36 pm.