

**Minutes of Dec 4 2015 Meeting of the
Carriage Lawn at Barkley Board of Directors**

- I. Meeting called to order at 6:29 pm.
- II. Attendees:
 - A. Gay Ashley, President
 - B. Mary VanMullekom, Vice President
 - C. Hiranya Maru, Secretary
 - D. G'Ann Zieger, Treasurer
 - E. Mark Walker, Member at Large
 - F. Brian Heisler, GHA Property Manager
- III. Meeting Topics

A. Open Forum

Dave Armstrong has proposed and submitted a few suggested updates to the Bylaws. The Board will review suggestions at a future meeting.

Ray Worley appealed the outcome of his ARB Application for windows. He received a letter of Approval for the Application, which also stated that grids would be required in windows if he sells in the future. However, no houses in his section of homes have dividers in the rear.

It was brought to the Board's attention that several Centex Homes sections (25ish homes) were built without dividers in the rear windows.

It was brought to the Board's attention that the ARB Guidelines state "Approval is required to add new windows in walls. Windows must match the existing house windows. The size of the window trim and frame must match that of the other windows as closely as possible. All trim details must be duplicated. The color of the window frame and trim must match the existing windows. Approval is not required to replace existing windows provided that replacement windows are identical to the original windows. Application and approval is required for replacement windows which are not identical to the original windows.

Gay motioned for discussion on this topic to be moved into Executive Session. **Motion failed.** Gay and Mark voted Yes. G'Ann, Mary and Hiranya voted No.

Motion: On the limited number of homes that were originally built without rear window grids, grids are not required when replacing those rear windows. **(Passed Unanimously)**

[ACTION ITEM BRIAN] Revise the Approval Letter that was given to Mr. Worley.

[ACTION ITEM BRIAN] Add a letter to the folders of each of the homes which were built with no rear window grids to ensure that they are not required to place grids in their rear windows during replacement.

B. Executive Session

Gay made a Motion to move into Executive Session to discuss the Delinquency Report, violation fees, the Barkley pathway and Board positions at 705pm. **(Passed Unanimously)**

Motion was made for the Board to move out of Executive Session at 730pm. **(Passed Unanimously)**

C. Drainage issue related to area behind 8871 Royal Doulton Lane.

The Board reviewed and discussed a proposal to trench and install a French Drain in the area.

Motion was made by Hiranya: No action is being taken as this is a natural slope of land. **(Passed Unanimously)**

D. Meeting Minutes

Meeting minutes from Sept 29th meeting were approved as amended. **(Passed Unanimously)**

E. Managers Report

[ACTION ITEM BRIAN] Retaining wall: The Board requests that the Brian obtain proposals for reviewing the retaining wall by a structural engineer.

Motion to distribute Holiday bonuses at the same level as from CY2014, with the possible addition of one newer vendor, which Brian is handling. **(Passed Unanimously)**

[ACTION ITEM BRIAN] Distribute vendor bonuses and include the newer vendor, if appropriate.

[ACTION ITEM BRIAN] Brian will provide the Board with proposals for our Annual Audit.

Tree trimming project: Working with the vendor to fully identify the trees.

Our landscape vendor removes leaves three (3) times during the fall season. The Board agreed to one pick-up prior to Thanksgiving, one pick-up prior to Christmas, with the initial pick-up possibly in late October or very early November, depending upon the seasonal conditions.

[ACTION ITEM BRIAN & GAY] Address this issue in the vendor contract.

Reserve Study: Discussion ensued concerning the study. The roadwork is now spread out over several years, which doesn't appear to make much of an investment difference.

[ACTION ITEM BRIAN] The Board requested that Brian mail strong warning letters to residents parking in Visitor Parking. Residents parking in Visitor Parking will be towed.

IV. Meeting was adjourned at 8:15 pm.