

**Minutes of Nov 14 2016 Meeting of the
Carriage Lawn at Barkley Board of Directors**

I. Meeting called to order at 6:32 pm.

II. Attendees:

- A. Gay Ashley, President
- B. Mary VanMullekom, Vice President
- C. Hiranya Maru, Secretary (left meeting at 8:00pm)
- D. G'Ann Zieger, Treasurer
- E. Mark Walker, Member-At-Large
- F. Carrie Wakefield, GHA Property Manager

III. Meeting Topics

A. Open Forum

Minutes Nov 5th meeting: Special Meeting minutes were reviewed and approved by the board. Motion to accept the meetings minutes with the proposed updates. Motion Passed: Yes - Gay, Mary G'Ann and Mark; Hiranya Abstained.

Minutes for Feb 1st Meeting: Updates to the meeting minutes were completed. The meeting minutes for the quarterly meeting were pulled out of the Annual Meeting minutes, as the Board Meeting was held as a separate meeting, after the conclusion of the Annual Meeting. Adjust the meeting minutes to remove the information about the board. The meeting minutes were approved Unanimously.

Minutes for Aug 9th Meeting: Updates to the meeting minutes were completed. The meeting minutes were approved by Gay, Mary, G'Ann and Hiranya; Mark Abstained.

Financial Discussion: Small corrections are to be made in how the Balance Sheet and the Budget to date calculations are made. **Carrie will be following up with the financial person to understand how the document is to show the corrected information.** One of our CD's is maturing and will be rolled into the highest available rate, with the CD's to continue the ladder effect for maturity. Motion to roll the money into Freedom CD 12 month at 1.16%. Passed Unanimously.

Executive Session: The board moved to Executive Session to discuss outstanding balances.

Member Accounts: There are no accounts currently in collection. Discussion ensued concerning the reimbursement of attorney fees to CLAB by the delinquent party, when an account goes to collection. Carrie stated that the attorney fee is directly billed to the homeowner's account.

Budget Discussion for 2017: The board passed a motion to increase the HOA Assessments for FY2017 by \$2 to \$92/month. Members of the board discussed how an increase has not been implemented in several years and it would be a good time to keep ahead of financial pressures and increased contract costs. It was pointed out by some board members that we are ending FY2016 with a small surplus. Additionally the board is contributing more than what the reserve study dictates to ensure adequate funding levels for the items that the community is responsible for maintaining (reserve study was updated in FY2016). Motion to increase assessments by \$2/month. Passed. Yes: Mary, Gay, G'Ann, Mark. No: Hiranya

Retaining Walls: The board is requesting Carrie to provide us with estimates to have the retaining walls maintained based on the Retaining wall study completed. The study pointed out various retaining walls that require minor maintenance.

Hiranya left the meeting at 8pm. Gay Ashley began taking Minutes at this time and will submit under a separate document.

This is Part 1 of 2 for the November 14, 2016 Minutes.