

CARRIAGE HILLS
HOMEOWNERS ASSOCIATION
REGULAR BOARD OF DIRECTORS MEETING
MINUTES
May 20, 2020

Upon due notice given and received a Regular Meeting of the Board of Directors of Carriage Hills Homeowners Association was held on May 20, 2020 via the Zoom website.

EXECUTIVE MEETING DISCLOSURE:

The Board discussed the following issues in Executive Session prior to the General Session Meeting:

- Approval of Executive Minutes
- Delinquencies
- Violation Matters
- Legal Matters
- Contract Review

REGULAR MEETING CALLED TO ORDER:

The Regular Meeting was called to order at 7:41 P.M.

PRESENT:

Directors Present:

President – Peter Pirritano

Vice President – Kenneth Maziol

Treasurer – Jabir Kasubhai

Secretary – John Garcia

Member at Large – Victor Allende

Trisha Maza was present representing Association Management & Support Services, Inc

Pat Strohman from CLS Landscape Management, Inc. was also present.

APPROVAL OF MINUTES:

The regular meeting minutes of March 11, 2020 were approved.

M/ Kasubhai S/Maziol

REVIEW OF FINANCIALS:

The Board reviewed the financials of April 2020.

The Board reviewed the draft audit prepared by Newman Certified Public Accountants. A motion was made and passed unanimously to approve the draft audit subject to the person who prepares the monthly financials to review the draft audit for accuracy and provide feedback if any. M/Garcia S/Maziol

HOMEOWNERS FORUM: Three (3) homeowners were present.

COMMITTEE REPORTS:

Architectural Committee: No new updates.

Landscape Committee: Chairperson Carolyn Pirritano provided a brief update regarding landscape concerns in the community.

Welcome Committee: No new updates. Brief discussion regarding the annual community party. There will be party this year.

NEW BUSINESS:

CLS PROPOSAL #: 085729:

A motion was made and passed to install a stackable block wall at 16015 Ranch House to surround the backflow cage. M/Kasubhai S/Garcia Abstain/Allende

MISCELLAENOUS:

- Discussion regarding the current water usage in the community. The Board requested CLS decrease the water usage and that they communicate directly with Board member Ken Maziol regarding the water moving forward.
- Discussion regarding looking into adding more lighting to the entrance of the community along Carriage Hills. Board member Jabir Kasubhai will look into some different options.
- Discussion regarding possibly updating the HOA’s holiday lighting from regular lights to LED lights.
- Management to obtain a few bids for holiday lighting/decoration installation.

There being no further executive business to conduct at this time; the meeting was adjourned at 8:08 P.M.

SECRETARY CERTIFICATION

The Carriage Hills Homeowners Association hereby certifies that the foregoing is true and correct copy of the Regular Minutes of the Carriage Hills Homeowners Association held on May 20, 2020 as approved by the Board Members in attendance at the meeting.

Secretary / Board Member: _____

Date: _____