

CARRIAGE HILLS
HOMEOWNERS ASSOCIATION
REGULAR BOARD OF DIRECTORS MEETING
MINUTES
November 18, 2020

Upon due notice given and received a Regular Meeting of the Board of Directors of Carriage Hills Homeowners Association was held on November 18, 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 7:06 P.M.

PRESENT:

Directors Present:

President – Peter Pirritano
Vice President – Kenneth Maziol
Treasurer – Victor Allende
Secretary – John Garcia
Member at Large – Anil Agarwal

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

APPROVAL OF MINUTES:

The regular meeting minutes of September 16, 2020 were approved.
M/Agarwal S/Maziol

REVIEW OF FINANCIALS:

The Board reviewed the financials of September & October 2020.

A motion was made by Mr. Allende and seconded by Mr. Garcia to approve the draft budget for 2021 contingent on management removing line item camera cell service and adding internet.
(M/S/C 5-0)

HOMEOWNERS FORUM: Two (2) homeowners were present.

COMMITTEE REPORTS:

Architectural Committee: No new updates from the architectural committee.

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

Welcome Committee: No new updates.

NEW BUSINESS:

CLS PROPOSAL #: 089710:

A proposal to trim 3 California Pepper trees near 15893 Fetlock was reviewed by the Board. The Board declined approving the proposal as the California Pepper trees will be trimmed next year as part of the winter annual tree trimming.

NEWMAN CERTIFIED PUBLIC ACCOUNTANT PROPOSAL:

A motion was made by Mr. Garcia and seconded by Mr. Maziol to approve the annual preparation of the Association's taxes and audit. (M/S/C 5-0).

ADVANCED RESERVE SOLUTIONS, INC:

A motion was made by Mr. Allende and seconded by Mr. Garcia to approve the reserve study proposal. Option A was selected including option 1a to include photos. (M/S/C 5-0)

PAINTING AND POWERWASHING PROPOSALS:

A motion was made by Mr. Agarwal and seconded by Mr. Allende to approve the proposal submitted by Humburg & Associates to power wash the monument sign at the entrance of the community and also paint the letters on the sign. Job to be completed after the holidays. (M/S/C 5-0)

There being no further executive business to conduct at this time; the meeting was adjourned at 7:33 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 November 18, 2020 as approved by the Board Members in attendance at the meeting.

Secretary / Board Member: _____

Date: _____