

Carraige Park Neighborhood Association Annual Meeting August 12, 2025

Call to order was 7:00pm by the president Jay Voigt. Board members present were Jay Voigt, President; Dick Martin, Treasurer; Julie Sellers, Secretary.

There is a quorum at the meeting.

The **Minutes** of the 2024 Annual Meeting were read, and motion was made and passed to approve.

Financials:

Distributed and discussed by Dick Martin. The year looked good until the trees fell and water meter went out. Inflation will hit us. Snow was not bad, but mowing has been more. Looks good on paper but one more thing and we will be going the wrong way. Townhomes are well except for water meter break. Motion was made and passed to approve the financials as presented.

New Business:

We had tree damage from July 2024 storm. Our trees are 60-80 years old. The trees are weaker from maturity and stressed from the drought. The storm did a tremendous amount of damage including cracks you can't see. We are in good shape compared to what others are going through.

Grounds:

We did not make any capital improvements in grounds because of the tree damage. Tree damage is not a capital improvement. The approximate cost per home for the tree damage for 67 homes was approximately \$187. Proposal of \$200 per resident. Motion that CPNA have a \$200 special assessment to come out Jan 1, 2026: due in two payments, first payment due January 1, 2026 and 2nd payment due July 1, 2026. We voted by paper form. The vote results passed 43 yes and 2 no.

We also had another major event when a townhome meter bottom fell out. To fix, the city had turn off valves to shut off water but the valves were not working. We spent \$5,670 instead of \$60,000 the city would have charged. The townhomes do not have separate meters for each home so the paving fund for the townhomes was used to pay for the water meter fix.

Our fountain will need to be re-done at some point. The fountain is inefficient with water usage and the electrical from the 1970's is failing. We will be getting proposals. The pool operated really well this year just be aware of the pool times and make sure everyone abides by the rules.

Open Board Positions:

We have been operating without a grounds person since Andrew Thomas moved. Two open board seats: Julie agreed to stay on and Jamison Jensen said he would agree to run for grounds. Since no floor nominations were presented, a motion was made and seconded from the floor to have a voice vote. All in favor and the “Yes” was unanimous.

Adjournment: Motion was made, seconded and passed to adjourn at 7:53pm.

Respectfully submitted by Julie Sellers, Secretary.