

# Lighthouse Carriage Homes Homeowners Association

## Board of Directors Meeting

Minutes of the Lighthouse Carriage Homes Board Meeting held April 26, 2011.

President Matt Hutton called the meeting to order at 6:30 PM.

Board Members Present: Matt Hutton, Bill Heller, Daryl Jones & Bill Tongue.

Guests Present: Richard Nauman- (Kingwood Management).

### **Resident Open Forum:**

There were no homeowners present.

### **Secretaries Report:**

A motion was made by Bill Tongue to approve the minutes from the December board meeting. Motion was seconded by Bill Heller. **Motion Carried.**

### **Financial Report:**

Motion was made by Matt Hutton to approve the March Financial Report and seconded by Daryl Jones. **Motion Carried.**

The Treasurer's report was noted for audit for the month of March, 2011.

Total Income:	\$	12,869.22
Total Expense:	\$	10,570.42
Net:	\$	2,298.80

Reserve Balance:	\$	68,677.06
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### **Delinquent Accounts:**

Payment plans have been worked out with a few homeowners and payments are being met. The redemption period will end on two homes in foreclosure soon and the Mortgage companies will be responsible for the association dues.

### **Management Report:**

1. Ryan Cari will be contacted concerning contractor defects and who is responsible for correcting the defects and damage caused by them.

2. Kingwood will receive bids for insurance and send them to the board members for review.
3. The annual meeting will be held May 25, 2011 from 6:00 – 8:00pm at the new Hudson Library. Further information will be forthcoming.

**New Business:**

1. Kingwood will contact P&D Contractors and have them replace the locks on the sprinkler boxes.

**The next meeting will be the Annual Board Meeting and will be held on May 25, 2011 at 6:00pm.**

**The location of the meeting is the new Hudson Library.**

**For more information go to the web site at:**

**[www.neighborhoodlink.com/Lighthouse Carriage Homes/home](http://www.neighborhoodlink.com/Lighthouse_Carriage_Homes/home)**

A motion was made to adjourn the meeting by Daryl Jones and seconded by Bill Heller.

**Motion Carried.**