



Carrington Place Homeowners Association
AGENDA - Board of Directors Open Session Meeting
May 28, 2026, 6:00 PM Local Time

Board Members Present:

Board Members Absent:

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Kinney Management Representative: _____

Homeowners:

Acronyms:

CPB- Carrington Place Board	H/O – Homeowner	KM – Kinney Management	SK, AM, AG, DM, KF, BR Board member initials	NL – Nakeia Lyons
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Call To Order - Meeting Opening:

Motioned To Open by:	Seconded by:
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Motion: Passed by majority vote of __
 Objected by vote of __, objecting member(s): _____

Meeting called to order at ____ PM Local Time

Review of April 23, 2026, Open Sessions Minutes:

Amendment:	Board Member:
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Motioned to accept the April 23, 2026, Open Session Minutes (*amendments* _____)

Motioned by:	Seconded by:
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Motion: Passed by majority vote of __
 Objected by vote of __, objecting member(s): _____



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Review Carrington Place Financial Statement and Variance to Plan Review as of April 30, 2026:

Carrington Place Income Statement	April 2026 vs. Plan			Apr. YTD Actual vs Plan			Full Yr Forecast vs Plan			Prior April Forecast	Apr Act Fav/ (Unfav) Apr Fcst.
	Apr. Actual	Actual vs Plan	Actual Fav. / (Unfav.) to Plan	Actual	Plan	Actual Fav. / (Unfav.) to Plan	Forecast	Plan	Forecast Fav. / (Unfav.) to Plan		
INCOME											
Assessments	\$ 8,026	\$ 8,724.33	(\$698)	\$ 40,836	\$ 41,575	(\$739)	\$ 102,045	\$ 102,784	(\$739)	\$ 8,724	(\$698)
Delinquent Collection	-	237.50	(238)	300	475	(175)	1,343	950	393	238	(238)
Interest Income	8	1.58	6	27	6	21	63	19	44	5	3
Other Misc Income (including fines)	-	-	0	-	-	0	-	-	0	-	0
TOTAL INCOME	8,034	8,963.41	(930)	41,163	42,057	(894)	103,450	103,753	(303)	8,966	(933)
EXPENSE											
Total Landscaping	2,200	2,350.00	150	8,635	11,250	2,615	35,993	39,050	3,057	2,350	150
Total Utilities	135	141.33	7	948	607	(341)	8,851	8,510	(341)	141	7
Total Contract Services	5,576	7,944.00	2,368	12,452	16,096	3,644	32,786	33,948	1,162	8,223	2,647
Total Maintenance & Repair	-	-	0	-	-	0	-	-	0	-	0
Total Other Expense	326	256.67	(69)	965	1,122	157	3,001	3,133	132	532	206
TOTAL EXPENSE	8,236	10,692.00	2,456	23,000	29,074	6,075	80,632	84,641	4,010	11,246	3,010
Net Profit / (Loss) Before Tax ⁽¹⁾	(\$203)	(\$1,728.59)	\$1,526	\$18,163	\$12,982	\$5,181	\$22,819	\$19,111	\$3,707	(\$2,280)	\$2,077

⁽¹⁾ Total Net Profit / (Loss) may differ from actual by \$1 due to rounding

Total Assets of \$79,686.47: \$26,139.67 Operating Account and \$53,546.80 Reserve Account.

April Actual: Favorable \$1,526 - NOTE this is \$60 less favorable than results reported by KMS due to KMS Op Plan recording error:
Total income unfavorable (\$930) - low assessment collections (698) and no delinquency collections (238)
Total expense favorable \$2,456, primarily due to: 250 landscape improvements, 325 legal, 1,600 Audit, and 160 Lein expenses all reforecast for later in the year
April YTD: Favorable \$5,181 - NOTE this is \$60 less favorable than results reported by KMS due to KMS Op Plan recording error:
Total income unfavorable (\$894) - low assessment collections (739) and delinquency collections (175); both primarily April
Total expense favorable \$6,075, primarily due to:
Landscape Exp: favorable 2,615 - forecasting for later in 2026 as a result of new landscape vendor.
Contract Services Exp: favorable 3,644 - primarily due to delay of legal services associated with CC&R 1,300; and Audit fees due to postponed closure of audit 1,538; Other 1,200
April Full Year Forecast: favorable \$3,707 Note: At this time Forecast does not include estimated \$5,400 to convert tennis courts to pickle ball courts
Total income unfavorable (\$303) - less unfavorable than April YTD, because we continue to forecast collection of approximately 50% of delinquent assessments as of 12/31/25
Total Landscape favorable \$3,057: due to lower landscape contractor fees starting 6/1 \$4,207, offset by higher than planned tree trimming \$(1,300),
Total Contract Services favorable \$1,162: primarily due to reduction in 'Other Contract Expense' to purposefully offset tree trimming cost. \$1,650, offset by higher lein and collection fees (\$373)

Full Year Forecast Changes as of May 18, 2026
Total Income: moved \$475 of Delinquent Collections to July pending delinquency discussion - No affect on fullyear results
Total Expense:
Reduced Monthly Landscape Service by \$4,200 to reflect Gothic contract
Moved \$3,115 to July pending Gothic initial assessment scheduled tree trimming - No affect on fullyear results
Moved \$900 legal fees to July for legal services associated with CC&R re-write - No affect on fullyear results
Moved \$1,600 Audit fees to June, Audit closed in May - No affect on fullyear results

Amendment: _____ Board Member: _____

Motioned to accept the April 30, 2026, Financial Statements and May 18, 2026, Forecast changes

Motioned by: _____ **Seconded by:** _____

Motion: Passed by majority vote of ___
 Objected by vote of ___, objecting member(s): _____



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Ratifications During May 28, 2026, Open Meeting					
Topic	Discussion	Ratified	Action Items	Vote Count	
				For	Against

New Business:			
Topic	Discussion	Action Items	Action Item Owner
Tennis Court Gates	Type of gates can be implemented to lock the tennis court	Obtain quotes on various types of locking gates	AM
Pickle Ball	Conversion of tennis court to use for PB	General discussion vs budget	CPB
Controls Report	CPB Tres. to review with KMS before Aug. mtg	Available times being reviewed	KF
On Site Parking form	Updated by KMS	Need copy to add to website	KF
New laws	A.R.S. § 33-1804(A) / § 33-1248(A) Closed meeting voting now in Open meeting	Determine if CPB should change the time of the meetings	CPB

Architectural Committee (AC) Submittal Overview and General Architectural Issues:			
Topic	Discussion	Action Items	Action Item Owner
Architectural Committee Stats	2 New requests processed 5 Open projects		N/A
General Comment 2	Exterior landscape and home enhancement lighting	Review consolidated comments to draft proposal	AG

New Submittals - Received between 4/20/26-5/21/2026:

Carrington Plan Homeowners Association Architectural Submittal Log													As of: 05/21/26		AC Primary	Project Closed
Lot No	Home Owner	Lot Address	Submit Date	Kinney Receipt Date	HOA AC receipt date	HOA AC Respond Date	Approval Y/N	Approved By	Project Start Date	Est. Project End Date	Extend Date	Project Description	Project Issues / Conditions / Required Corrections	AC Primary	Project Closed	
70	Casey Bohne	500 S Aspen	4/20/26			4/20/26	Y	SK	4/11/26			Bush removal in front yard	H/O never submitted request so AC completed one for him	SK	Y	
105	Larry Baroldy	5821 W Saragosa	5/1/26	5/7/26	5/7/26	5/10/26	Y	SK/AG		6/30/26		Remove Tree		SK		

Submittals - Open and/or Pending Follow-up as of May 21, 2026:

Carrington Plan Homeowners Association Architectural Submittal Log													As of: 05/21/26		AC Primary	Project Closed
Lot No	Home Owner	Lot Address	Submit Date	Kinney Receipt Date	HOA AC receipt date	HOA AC Respond Date	Approval Y/N	Approved By	Project Start Date	Est. Project End Date	Extend Date	Project Description	Project Issues / Conditions / Required Corrections	AC Primary	Project Closed	
20	Edwin Sprenger	621 S Tyler Ct	7/11/25	7/22/25	7/22/25	Pending	Pending					landscape lighting	Kinney Mgmt denied request CP AC reopened request On Hold by CPB until general guidance on exterior lighting is agreed by Board Lights have been installed for > 1 year	AG	N	
22	John Sullivan	661 S Tyler Ct	8/16/25	8/20/25	9/18/25	9/30/25	Y	SK / KF / AG		12/1/25	5/30/26	Home addition - garage separate list of contingent requirements returned with AC approval	2 car garage, same height as existing garage, same front facing design, entire home and garage will be painted repainted with the existing color, garage is attached by a breezeway, no disconnect seen from the street, City Code approval pending but incorporated into the design. Extension granted 12/16/25 due to delay over holiday season	AG	N	
132	Karen Frindy	5790 W Kesler	3/10/26		3/10/26	3/16/26	Y	SK/AG		5/31/26		Remove security door and replace with new front door	Extension to 7/3/26	SK	N	
67	Justin Michaud	5851 W Morelos	4/12/26		4/13/26	4/15/26	Y	SK/AG		5/15/26		Raise front pony wall and install small security gate		SK/AG		
105	Larry Baroldy	5821 W Saragosa	5/1/26	5/7/26	5/7/26	5/10/26	Y	SK/AG		6/30/26		Remove Tree		SK		

Note: Full log with submittals available to CPB upon request.



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Recess for Closed/Executive Meeting Agenda at PM

Discussion- legal report, violations collections, and/or other permitted matters pursuant to A.R.S. § 33-1804(A) / § 33-1248(A)

Reopen Open Session Meeting pursuant to A.R.S. § 33-1804(A) / § 33-1248(A) at PM

Closed Session voting:						
Case No.	Action Description	Motion to Approve as stated by:	Seconded by:	Aye	No	Objection
D31	Approve use of legal counsel for delinquent assessment					

Old Business: - DRAFT			
Topic	Discussion	Action Items	Action Item Owner
Reserve Study	Open discussion – future use of funds vs reserve study requirements	Develop outline of future use of funds by year vs needs outlined in reserve study	KF
Fines for Violations	Board considering implementing fines for violations to cover the cost due diligence and as a deterrent <ul style="list-style-type: none"> • CC&Rs neither restrict nor support • Reliance on small claims court • Document escalation process • Sub-committee to be established 	CPB agreed that this will be incorporated into revised CC&Rs SEE CC&R Re-write	AM, SK
Reserve Account	Review of recommended Process and Controls	Review moved to July 2026 meeting	KF
Community Website	“Get Involved Today” button on website is not functioning	Review with GoDaddy to activate Response due by June Open Mtg.	KF
CC&R revisions	Legal costs determined 4-6 months, \$6000-\$7000 (Include language to address emergency repairs)	CPB to discuss approach to work with attorneys and point person	CPB
Gothic Contract	Gothic Landscape contract signed Scheduled to begin June 1, 2026	No further action	
Tree Trimming	Work approved, Gothic to provide new schedule start date	Follow up with Gothic contact	NL/SK
Curb/Tree Root Repair	Gothic to provide an updated quote	Follow up with Gothic contact	NL/SK

Homeowners Forum:			
Topic	Discussion	Action Items	Action Item Owner

Next Regular Meeting June 25, 2026, 6:00 PM Local Time - Zoom



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Meeting Close:

Motioned to close by:	Seconded by:
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Motion: Passed by majority vote of __
 Objected by vote of __, objecting member(s): _____

Meeting closed at _____ PM Local Time

Executive Session (Board Members Only) following adjournment.

The Board of Directors will meet in closed/executive session pursuant to A.R.S. Section 33-1804 (A) (1, 2, 3, and 5)

Join Zoom Meeting

<https://us06web.zoom.us/j/6288882111>

Meeting ID: 628 888 2111

Dial by your location

- 669 444 9171 US**
- 669 900 6833 US**
- 719 359 4580 US**
- 253 205 0468 US**