



Carrington Place Homeowners Association
AGENDA - Board of Directors Open Session Meeting
August 27, 2026, 6:35 PM Local Time

Board Members Present:

Board Members Absent:

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Kinney Management Representative:

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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:

Motion: ☐ Passed by majority vote of ____

☐ Objected by vote of ____, objecting member(s): _____

Meeting called to order at ____ PM Local Time

Review of July 23, 2026, Open Sessions Minutes:

Amendment:

Board Member:

Motioned to accept the July 23, 2026, Open Session Minutes (**amendments** _____)

Motioned by:

Seconded by:

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 July 31, 2026:

Total Assets of \$90,965.64: \$37,398.60 Operating Account and \$53,567.04 Reserve Account.

Carrington Place Income Statement July 2026 vs. Plan											
	July Actual vs Plan		Actual Fav. /	July YTD Actual vs Plan		Actual Fav. /	Full Yr Forecast vs Plan		Forecast Fav. /	Prior July	July Act Fav/
Category	Actual	Plan	(Unfav.) to Plan	Actual	Plan	(Unfav.) to Plan	Forecast	Plan	(Unfav.) to Plan	Forecast	(Unfav) July Fcst.
INCOME											
Assessments	\$ 10,041	\$ 8,724	\$1,317	\$ 64,880	\$ 64,886	(\$6)	\$ 102,778	\$ 102,784	(\$6)	\$ 8,724	\$1,317
Delinquent Collection	641	238	404	1,569	713	856	2,319	950	1,369	150	491
Interest Income	8	2	7	51	11	40	74	19	55	5	4
Other Misc Income (including fines)	-	-	0	-	-	0	-	-	0	-	0
TOTAL INCOME	10,691	8,963	1,728	66,500	65,610	890	105,170	103,753	1,417	8,879	1,812
EXPENSE											
Total Landscaping	1,649	7,100	5,451	13,883	22,800	8,917	35,993	39,050	3,057	3,614	1,965
Total Utilities	320	1,782	1,461	2,690	3,544	854	9,836	8,510	(1,325)	1,782	1,461
Total Contract Services	1,557	2,184	627	18,531	22,648	4,117	36,326	33,948	(2,378)	1,563	6
Total Maintenance & Repair	-	-	0	-	-	0	-	-	0	-	0
Total Other Expense	432	197	(236)	1,953	1,712	(241)	3,375	3,133	(241)	197	(236)
TOTAL EXPENSE	3,959	11,262	7,304	37,057	50,704	13,647	85,529	84,641	(888)	7,155	3,197
Net Profit / (Loss) Before Tax ⁽¹⁾	\$6,732	(\$2,299)	\$ 9,031	\$29,443	\$14,906	\$14,537	\$19,640	\$19,111	\$529	\$1,724	\$5,009
⁽¹⁾ Total Net Profit / (Loss) may differ from actual by \$1 due to rounding											
July Actual: Favorable \$9,031 :											
Total income favorable \$1,7287 - timing of assessment payments and unplanned delinquency collections											
Total expense favorable \$7,304, primarily due to:											
Other Landscape exp. favorable \$5,000 moved Q4, and \$1,473 timing of water payment											
July YTD: Favorable \$14,537 :											
Total income favorable \$890 - Higher than planned delinquency collection											
Total expense favorable \$13,647, primarily due to:											
Landscape Exp : favorable \$8,917 - Primarily due expense \$7,715 moved to later in 3rd and 4th quarter and landscape contractor change \$1,202											
Contract Services Exp: favorable \$4,117 - primarily due to delay of legal services associated with CC&R \$2,185; and Other expense \$2,100											
July Full Year Forecast: Favorable \$529 : (NOTE: this still includes a \$5K buffer in 'other landscaping' for 2nd half of 2026)											
Total income favorable \$1,417 - Primarily collection of 2025 and 2026 deliquent accounts											
Total expense unfavorable (\$888) primarily due to:											
Total Landscape favorable \$3,057: Lower landscape contractor fees starting 6/1 \$4,207, offset by higher than planned tree trimming \$(1,300),											
Total Contract Services unfavorable (\$2378): Reduced 'Other Contract Expense' \$3,600 to offset unplanned tree triming and legal (\$5,790) costs for CC&R re-write											

For Consideration: Increase Assessments \$5/month (\$60/yr) for 2027 only. See Assessment Analysis. For discussion at September 2026 meeting

Amendment:	Board Member:
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Motioned to accept the July 31, 2026, Financial Statements and August 27, 2026, Forecast changes

Motioned by:	Seconded by:
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Motion: ☐ Passed by majority vote of __

☐ Objected by vote of __, objecting member(s): _____

Ratifications During August 27, 2026, Open Meeting					
Topic	Discussion	Ratified	Action Items	Vote Count	
				For	Against
none					



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New Business:

Topic	Discussion	Action Items	Action Item Owner
October 2026 meeting date change	Confirm all notifications of the October meeting date from 10/22 to 10/15 are complete	Add notice to monthly statements	NL
Mulcahy - Meeting	Discussion of initial meeting		SK / DM
Mulcahy – New Laws	Discussion of materials from HOA President		SK
Open Board Position	Discussion of application		SK
Creating CP Logo	Discussion		SK

Architectural Committee (AC) Submittal Overview and General Architectural Issues:

Topic	Discussion	Action Items	Action Item Owner
Architectural Committee Stats	3 New requests processed 6 Open projects		N/A
Lighting Guidelines	Discuss compliance monitoring	Establish evening monitoring	AG / ??

New Submittals - Received between 7/17/2026-8/27/26:

Carrington Plan Homeowners Association Architectural Submittal Log								As of: 8/27/26									
Lot No	Home Owner	Lot Address	Submittal 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 Monit	Project Closed Y/N		
41	Sara Epsom	5811 W Kesler St	7/17/26	7/21/26	7/21/26	7/21/26	Y	SK/AG	7/20/26	7/23/26		Roofing		SK	Y		
3	David Barlog	5600 W Geronimo	7/18/26	7/18/26	7/19/26							PODS	notification of moving		Y		
41	Sara Epsom	5811 W Kesler St	7/19/26	7/22/26	7/27/26	7/27/26	Y	SK	7/29/26	8/3/26		exterior paint		SK	Y		

Submittals - Open and/or Pending Follow-up as of August 27, 2026:

Carrington Plan Homeowners Association Architectural Submittal Log							As of: 8/27/26									
Lot No	Home Owner	Lot Address	Submittal 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 Monitor	Project Closed Y/N	
20	Edwin Sprenger	621 S Tyler Ct	7/11/25	7/22/25	7/22/25	Pending	Pending				TBD	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	8/6/26	12/1/25	12/31/26	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 12/31/26 due to delay in permitting and scheduling.	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	N	
132	Karen Frindy	5790 W Kesler	6/17/26	6/18/16	6/22/26		Y	AG	7/17/26	8/31/26		Raise height of shared block wall to 6'	street facing block must be covered in stucco and be painted to match the house color	AG	N	



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

Old Business:			
Topic	Discussion	Action Items	Action Item Owner
2025 Audit	Final Audit report required adjusting entries for year end 2025 \$7,418 from the Operating Fund to the Replacement Fund (reserve account) KMS to create the general ledger entries in 2026 for 2025	Entry under review by KMS CFO. Details pending	Misty (KMS) / NL
Tennis Court Gates	CPB agreed to a taller gate, with a custom and/or combination lock <i>SK informed CPB that Sport Court does not offer Push Bar gates only standard gates, approximately \$1000</i>	Obtain quotes on various types of locking gates	AM
Pickle Ball Court Conversion	CPB agreed to postpone decision until initial 2027 budget is reviewed <i>SK informed CPB that Gothic can install a new farm handle pump for approximately \$1000 including the device and digging the trench to attach the water line. CPB would still need a cage and lock</i>	Hold on all actions until CPB can review initial 2027 budget requirements	CPB - Placeholder
New Reserve Account controls	Review of recommended process and Controls	On hold pending bid development	KF - Placeholder
Community Website	"Get Involved Today" button not functioning, KF determined it is linked to KF personal email, but no emails have arrived, including the test from DM	Continue to work with GoDaddy for a fix	KF
CC&R Overhaul & Board Structure	Review consolidated question list for Mulcahy Law Firm	SK/DM to provide summary	SK/DM
Tree Trimming	Gothic has CP HOA tree trimming on their schedule for the next 1-2 months	Trimming Schedule - ?? Root cause bee infestation	NL AG/BR
Curb/Tree Root Repair	Work approved to repair curb/tree root and investigate the abandoned hose bib for the spigot, quoted \$477.50	Scheduled date? Results?	NL
Fines for Violations	Board considering Implementing fines for violations to cover the cost of due diligence and as a deterrent • 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 1. See CC&R Re-Write comments	Placeholder
Reserve Study	Open discussion – future use of funds vs reserve study requirements	See Financial Section – Assessment Analysis	Closed



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Closed Session voting:						
Case No.	Action Description	Motion to Approve as stated by:	Seconded by:	Aye	No	Objection
TBD	TBD					

Homeowners Forum:			
Topic	Discussion	Action Items	Action Item Owner

Next Regular Meeting September 24, 2026, 6:30 PM Local Time - Zoom

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) preceding Open Meeting.

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