

NOTE: *August's meeting will start with a Consent Agenda Motion. Please review the packet which includes the committee reports. The motion will be made, an opportunity to ask questions about the reports will be provided. Then a vote.*

MOTION: A motion to approve the following Consent Agenda, items having been provided in the meeting packet ahead of the meeting, and an opportunity for discussion before voting.

CONSENT AGENDA ITEMS:

Previous Meeting Minutes: [May 13, 2025](#)

Financial Report - No Report

*Note - updated financials are on the [Meeting Minutes & Financials Website](#)

COMMITTEE REPORTS

Landscaping

- GSI will be doing a third application of our turf, fertilization and grub control before the end of August.
- We have been dealing with many small irrigation issues this year, but overall the system seems to be working quite well.
- The plants at the McCord entrance are doing well, we are waiting for the next weed control application.
- Our Carrietowne Volunteer Gardeners (CVG) are working hard to bring the area along Sequoia under control and preserve the decorative plants there. We will be working to update the Sequoia entrance plantings this fall. Members of CVG have stepped up to help some residents struggling with health issues and unable to maintain their garden beds.
- The Landscape Committee will be meeting with a certified arborist in September to assess the health and treatments of our trees. We have MANY trees that need trimming. We are working on a plan to have a regular schedule for trimming similar to our multi year plan for driveways.
- We have many areas that require grass repairs as well as those areas where trees have been removed. We will do all that we can to address these issues as the weather gets cooler.

Carrietowne Website - [Sub-Association](#) documents have been added to the website.

Real Estate Transactions - No updates

Carrietowne Breakfast/Coffee: Meets at 9am at Charlie's Restaurant

Future Dates: September 10, October 8, November 12, December 10

Architectural Control Committee:

- The Architectural Control Committee (ACC) has reviewed and approved 34 ACC Request
- The ACC Request Form is available to download or print at www.carrietownetoledo.org under the Carrietowne Forms section of the website.

Condominium Association Options - Meeting planned for the summer, no other updates.

Communications

- Newsletter, Email and other Communications
 - Newsletters (July and August), a July mid-month email (about changing association rules), two trash service change emails in July, a trash service change email in August and a mid-August email about the first feral cat trapping
 - We have sent a reminder email shortly after the monthly newsletter, which has been successful in improving the number of opens
- Welcome Kits
 - We have 2 new Welcome Kits that need to be delivered
- Community Cares Activities
 - Group (Based from Landscape Committee) is helping neighbors keep their beds weeded (recommendation from Directors)
 - 2nd annual Community picnic is August 24th

Ethics- No Update

Governing Documents

Declarations Update:

- 2 meetings held
- Declarations will be voted on at this meeting

Elections Committee

Appointments: J. Howard, Chair and Members: B. Doyle & I. Mendez

- 3 positions open in September
 - President (3 years)
 - Vice President (3 years)
 - Architectural control committee chair (3 years)

Bench Location Committee (New)

The committee looked at every Carrietowne green space. They were eliminated because they were either:

- looking directly at someone's home,
- too small to accommodate a bench and pad, or
- unsafe due to terrain or potential wetness.

I don't think we can go forward with the bench.

Feral Cat (Community Cat) Committee:

A committee to address feral cats at Carrietowne has been formed. The committee met and assigned tasks in furtherance of reducing the feral population.

1. Two cat traps were purchased with Carrietowne funds for approximately \$120. A committee member has temporary possession of them and will set them out on the appropriate dates and take a successfully trapped cat to be spayed or neutered.
2. A committee member has connections at Humane Ohio and another non-profit animal rescue and will arrange the appointments and obtain vouchers to have the surgeries paid for.
3. A committee member has made contact with a non-profit in Michigan that takes spayed cats not suitable for being returned back to the community and rehomes them at farming locations where they will become barn cats. Transportation will be provided.

The first appointment for spaying/neutering is August 19. The program is called “community cat” spaying where they clip the left ear to signify it has been spayed or neutered. After the appointment, if the cat is one that is familiar to the area and generally good natured it is released back to the community. If the cat appears truly feral or aggressive it will be taken up to Michigan to become a barn cat.

It has been reported that they have seen a few familiar cats in the area that have their left ears clipped so someone in the area is also participating in the community cat program. We don’t know who this is but together our collection of neighborhood cats who can produce no more litters of unwanted kittens should be an excellent step towards permanent reduction of feral cats.

----- End of Consent Agenda -----

Community Association Manager Report (aka Property Manager)

Alex Wisnewski

August 2025

We have completed the asphalt work on the properties needed this year at Carrietowne as of this week.

Sidewalk lifting in three areas has been completed.

Fence is repaired and we are working on painting projects.

I am working on creating magnets for Carrietowne picnic with our emergency number on it.

Mailboxes have been repaired; Brian was initially working on this; it has now been completed!

I have Josh Easter and Bob (Howard’s Irrigation) connected regarding the back flows needing to be completed. Waiting for them to coordinate a date to complete.

We've had some sprinkler stuff here and there come in but to my knowledge Bob has resolved it all.

Aaron is working with the owner of the fence on the northeast corner of Carrietowne near the Cul de Sac in regard to making it more appealing.

NEW BUSINESS: (Motions)

Declarations Rewrite and Voting: The documents linked below are part of the process to formally vote on the updated Declarations.

- [Board Letter \(From K&C\) dated August 12, 2025](#)
- [Consent Ballot to Amend the Declarations of Restrictions as to Carrietowne Plats 2, 3, 4, 5 & 6](#)
- [Amended and Restated Declaration of Restrictions as to Carrietowne](#)