

# **CARRIAGES AT CHARLESTON PLACE HOMEOWNERS ASSOCIATION, INC.**

c/o The Fisher Canyon Group • P. O. Box 38158 • Colorado Springs, CO 80937

## **Board Meeting Minutes**

September 21, 2006

### **Call to Order**

The meeting was called to order by the President, Larry Barnes, at 6:00 P.M. at Fire Station 19. Board members attending were Darlene Bentley, Darla Draney, Shari Fickes, and Norm Shute. Keith Glick and Shane Hardison of the Fisher Canyon Group joined the meeting in progress.

### **Approval of prior meeting minutes**

**Norm moved to approve the minutes of the Board Meeting of August 17, 2006 as written. Darla seconded the motion and the minutes were so approved.**

### **President's Report**

*Water Main Break Repairs:* Larry provided an update on the water main break and its repair. An engineering study identified the cause of the break to be faulty installation of the irrigation tap. The Association's insurance company will not cover the replacement of the broken pipe or the reinforcement of the two decks affected by water erosion, but will cover the excavation and restoration of the site including sidewalks, stairs and landscaping. The developer will cover the expense of the pipe replacement and the reinforcement of the two decks. Proposals for restoration work have been requested from contractors. Larry apologized to impacted owners for the delays in resolving the damage and requested their continued patience while the work is completed.

*Repainting Shutters:* The developer has agreed to refinish 110 shutters with peeling paint. The Board believes this will cover all the shutters that are presently peeling. The Association may bear some expense to refinish shutters that are not peeling so that all shutters match.

*Rule Enforcement:* Larry commented that Rules have not been enforced during the past several years. The current Board intends to begin enforcing the Rules, specifically the parking Rules to include Resolution 2003-1 stating guest parking spaces are for guest use only. Residents are not allowed to use those spaces for overnight parking.

### **Treasurer's Report**

The management transition is in progress, but not complete at this time. Complete owner ledgers have been received from the former management company and all owner account balances have been entered in the Fisher Canyon Group system. Approximately ten percent of owners sent their September payments to the former management company. These will be contacted individually to request that the correct payment address be used. As of August 31, 2006, the operating accounts have a balance totaling \$37,615.72. The reserve accounts have balances totaling \$165,202.44.

Norm reported that he had removed all reserve funds from Vectra Bank and will be placing them with Edward Jones in 90-day CD's, laddered, so the funds will be relatively liquid.

### **Committee Reports**

There were no reports.

### **Property Manager's Report**

*Activity Log:* The activity log was reviewed and there were no specific comments. The transition of management companies was again discussed. Everything has progressed appropriately to this point.

*Insurance Renewal:* Fisher Canyon Group has received the renewal package from Van Gilder Insurance. Included is an information package for unit owners. This package contains answers to frequently asked questions and information on obtaining insurance certificates. Copies will be included with the next general mailing to the membership. Larry indicated that the Association's web site should be active in October and this information might be included on the site.

*Annual Meeting Planning:* The Annual Meeting of the Association is set for November 16<sup>th</sup>. Meeting notices will need to be sent out 30 days in advance which means that the proposed Annual Budget for 2007 will need to be approved by the Board prior to the next meeting on October 19<sup>th</sup>. **The Finance Committee and the Fisher Canyon Group will prepare a proposed budget and send to the Board for review and approval.** A Nominating Committee is needed to nominate prospective Board members for the two open positions. Deanna Dryer volunteered to chair the Committee. Also needed is a Landscape Committee Chair and a volunteer was solicited.

#### **Old Business**

*Insurance Reimbursement:* Larry reported that the Ernst water intrusion issue has been resolved. The Association's insurance has paid for the damages and a refund will be given to the homeowner who paid out of pocket for repairs.

#### **New Business**

*Excess Vehicle Parking:* This issue was already discussed, but it was noted again that the parking resolution that was previously adopted would be reviewed and enforced.

*Duration of Landscape Approvals:* The length of time an ACC approval is valid was discussed. **Norm moved that any ACC approval be valid for a 90 day period. The work approved must be completed and inspected by the ACC committee within that period. Shari seconded and the motion carried.**

*Home Business Restrictions:* The process for dealing with home-based businesses was discussed and it was decided that the Declarations adequately deal with the matter. Home-based businesses should not cause a nuisance to other owners including excessive traffic, parking and noise. Letters will be sent to residents, identified by the Board, whose home-based businesses are causing disturbances.

*Painting Contract:* A proposal was submitted by Joe Fogle for continuing with the painting process. The Board felt Joe has done an excellent job and would like him to continue by accepting his proposal. It was noted that there was some uncertainty if the balusters were included in the bid. **Fisher Canyon will investigate.**

*Gutter/Tipout Repairs:* There have been numerous problems with gutter tipouts being damaged. The Association currently has an open contract with All Year Gutters to make repairs. The Board felt this open contract was not in the best interest of the Association and would prefer to have the work done on a time and material basis.

#### **Adjournment**

**Darlene moved to adjourn the meeting at 7:44 P.M. Norm seconded and the motion carried.** The next meeting will be held on October 19, 2006, at 6:00 P.M. at a location to be determined.

Respectfully submitted,

Shane Hardison