



Board Meeting Minutes
April 19, 2007

Call To Order

The meeting was called to order by President Darlene Bentley at 6:30PM, at the Academy Endeavour Elementary School. Those present were Larry Barnes, Betty DeJong, Herb Entemann, Elaine Shute was absent. Rob Bleck, Carriages Representative of Premier Management was also in attendance.

Approval of March Minutes

The minutes of the March meetings were corrected to read: "The notes placed on the garage clips would be removed 48 hours after after being posted if not removed by the homeowner". Also that the railing repair was completed by Premier Management.

Motion to approve the corrected was made by Herb Entemann and seconded by Betty Dejong. The motion carried.

Open Forum

A question was raised as to whether a 40" SUV could be parked in the visitors space at the Carriages. The homeowner was informed that if it was a resident SUV it could be parked overnight but if it was a visitor it could not be parked at all. Assistance was provided by Jim Mills as to where the visitor might be able to park the vehicle.

A question was asked Shari Fickes about plantings at the entrance to the property. Darlene indicated that the idea was turned over to the Landscape committee for review. There were volunteers of money and manpower to get the job done.

A question was also asked about the sand still present on the streets and that question was deferred to an agenda item.

It was mentioned that a street sign had fallen. Repair of the sign was given to Rob Bleck.

President's Report

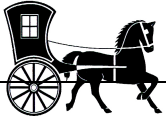
Darlene mentioned that She and Betty Dejong attended a CAI meeting. The topic of the meeting was property reserves and the importance of maintaining the proper level of funding. She also discussed our membership in the organization. Darlene indicated she would recommend the board buy one membership for the Association.

A sample of a "No Parking" sign was presented to the board by Darlene to be posted at the entrances to the property. She also mentioned the permit decals for a third car are on order for those asking for permits.

There was discussion on maintaining \$10,000 in the operating budget and the rest would be placed in a money market fund to earn a higher interest. After further discussion it was determined that an amount of \$15,000 to \$20,000 be maintained in a checking account for operating expenses.

Treasurer Report

Elaine Shute was absent and Rob Bleck made the report. He mentioned there was a discrepancy in the financials which was corrected.



The Carriages At Charleston Place
Homeowners Association



Property Management

Rob Bleck presented a proposal of \$2,600 for staining the fence. After discussion the board tabled the proposal.

A satellite dish at 3673 Plantation Grove was damaged by snowplows. The house is for sale and Rob is to investigate the repair and/or removal of the dish.

Rob presented the 2007 painting program by Joe Vogel which was in the annual budget.

There was one proposal from Rob to repair and seal the asphalt on the property. Discussion by the board followed and Rob was asked to get another proposal for competitive reasons. Further discussion was held on exactly what was included in the proposal. The second proposal will be discussed at the next board meeting.

Further discussion ensued on the no parking sign and Rob was to handle the return and replacement of the sign that would include the name of the towing company that would be used and how the parking violator could recover their automobile.

Adjournment

A motion was made and seconded to adjourn the meeting.

Respectfully Submitted

Larry Barnes
Secretary