

## **Board Meeting Minutes February 15, 2007**

### **Call To Order**

The meeting was called to order by President Darlene Bentley at 6:00PM at the Academy Endeavour Elementary School. Other board members present were Betty DeJong, Larry Barnes, and Elaine Shute. Rob Bleck, Premier Management was also present. Darlene announced that Shari Fickes had resigned from the Board and the Board had accepted her resignation. She then said Herb Entemann had agreed to fill the term of Shari Fickes. The Board of Directors:

Darlene Bentley – President  
Betty DeJong – Vice President  
Elaine Shute – Treasurer  
Larry Barnes – Secretary  
Herb Entemann – Member At Large

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

Motion to approve the minutes of January 18, 2007, was made by Larry Barnes and seconded by Elaine Shute.

### **Presidents Report**

Darlene gave special recognition to Tom Damon, who decided to end his tenure as Editor of “The Crier”, the newsletter of the Carriages of Charleston Place. Tom published the newsletter once each quarter for the last 5 years. She also asked those in attendance to put out the word for anyone who would like to edit “The Crier”.

Tom Helgelson of Edward Jones was to speak regarding Carriages investments but was not able to attend do to an illness in his family. Darlene then introduced Jeff Weisburg of Weisburg Landscaping.

### **Report from Weisburg Landscaping – Jeff Weisburg**

Jeff talked to the Board and those in attendance about how Weisburg maintains the landscaping and how they manage the snow plowing for the Carriages. He mentioned that during periods of heavy snow they plow each of the properties they are responsible for to make sure emergency vehicles can enter the property and residents can get out. They then return for a more detailed clearing. They wait until the snow stops before cleaning the sidewalks. The heavy snow this winter did create a number of problems. Some residents in attendance expressed their gratitude for the great job Weisburg had done under very difficult circumstances.

He did express concern about damage to the grounds because of the severe winter. Once the weather clears an assessment of the grounds will be done to determine the number of plants that died and require replacement. Jeff also discussed how they prune shrubs and plants and felt they wanted to try a different type of pruning that would enhance the property.

Comments to Jeff Weisburg were made congratulating him on the outstanding job done on snow plowing.

### **Financial Report**

Elaine Shute presented the financial report and there was a disparity between the information provided by Elaine and Rob Bleck. The financial report was tabled for later review by the Board, and Rob.

### **Property Management Report**

Rob Bleck presented his financial report and the differences between the two reports were discussed and as mentioned above were tabled for later review by the Board.

There was discussion on the visitor parking issue within the Carriages. Rob explained, in his opinion, NO PARKING signs must be posted at each cluster of parking places throughout the property. The sign should include the fact that cars parked illegally can be towed and the sign should include information on the towing company so the violator would know where to retrieve the car. There was disagreement by the board that, under Rob's plan, the number of signs would be excessive and that similar signs could be posted at both entrances to meet legal requirements. Rob agreed this would be satisfactory.

#### **New Business**

Norm Shute, Chairman of the Landscape Committee, further discussed landscaping within the Carriages and that he and Tom Weisburg would provide a pruning plan to address the damage done to plantings by the winter storms.

Norm also mentioned that the landscaping committee would address the issue of homeowners planting and maintaining their own landscaping. He indicated that all new planting by homeowners was suspended until the committee could come up with a plan to address this issue. He did comment that all homeowners must understand that regardless of what they planted they become the property of the Association and would be maintained accordingly.

#### **Unfinished Business**

The ongoing issue of repayment of the Carriages cost to repair the water main break was discussed. The Board has pursued Classic Homes to resolve the issue, and a meeting was scheduled to further discuss who is responsible for the defective installation and when reimbursement is to be made to the association.

#### **Adjournment**

Elaine moved to adjourn the meeting at 6:58PM. Larry seconded and the motion carried. The next board meeting will be held March 15<sup>th</sup> at the Academy Endeavor School.

Respectfully Submitted,

Larry Barnes  
Secretary