



## *The Carriages At Charleston Place Homeowners Association*



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Board Meeting Minutes  
June 14, 2007

### **Call To Order**

The meeting was called to order at 6:30PM by President Darlene Bentley, at the home of Betty DeJong, 3429 Plantation Grove. Those in attendance were Larry Barnes, Betty DeJong, Herb Entemann, and Elaine Shute. Rob Bleck was absent.

### **Approval of April Minutes**

There was not a meeting in May so the April minutes were approved. Motion to approve was made by Larry Barnes, seconded by Elaine Shute. Motion carried.

### **Open Forum**

Jim Mills mentioned that Academy Endeavor School has been set up for the monthly board meetings beginning in August.

Else Young was concerned about the pruning that was done on a shrub around her home.

A comment was made congratulating the board on revising the parking issue. This homeowner felt it was a big improvement.

There was also a question regarding water issues and how they can be resolved.

Another question was raised on what criteria was used to allow a 3<sup>rd</sup> car to be parked in a visitor parking space. President Bentley explained how the board established the rules for a third car.

There were other questions regarding visitor parking as well as RV parking.

### **President's Report**

Darlene talked about another water issue on the east side of the Carriages property. It is apparently coming from the property above. The water is coming under the street and is delaying the resurfacing of the street. Classic Homes was contacted and an engineer is to come out and review the situation. Dick Stapp volunteered his services for the street repair as his background is in street maintenance.

Darlene also commented on the vandalism that occurred when an individual from the adjoining property trimmed three (3) pine trees. The damage was extensive and the individual will be contacted on how to resolve the damage caused to the trees. The police was called and a report was filed.

Ms President also updated the community on the water break issue and how it was progressing. She indicated that the board met with Classic as well as with Colorado Springs Utilities whom Classic claimed did the actual installation of the irrigation line to the water main. Premier Management is to meet with Classic and the sub contractors involved in the installation to try and find out who the responsible party is in this problem.

There was also further discussion regarding the garage clips being used as a communication tool and Darlene mentioned that they are working.

Mention was made that Norm Shute has resigned as Chairman of the Landscape Committee and Mona Entemann has agreed to serve in that role.



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**Treasurer's Report**

Elaine Shute raised some questions regarding snow removal billing that occurred in January instead of December and also the cost of replacing a broken bulb (\$160) as being excessive. She will bring these issues to the attention of Rob Bleck.

The treasurer's report was approved.

**Property Management Report**

Proposals were received from two companies for repairing the asphalt and seal coating the remainder. The project has been put on hold until the water issue is resolved. Our concern is that water is coming up through the asphalt. Dick Stapp indicated that resealing was not necessary this year but could be done next year. Resealing is typically done every 5 years.

The placement of Direct TV dishes was reviewed and the board is putting together a release form to be signed by the homeowner in the event any damage is done to the home the homeowner is responsible for the repairs before selling the home.

The design was also made not to stain the common fence on the north side of the property because of the uncertainty of who actually owned the fence and the ongoing cost of maintenance.

**Landscape Committee report.**

Mona Entemann gave a report from the landscape committee. She reviewed what was planted in the entrance to the development. Flowers were also planted at other locations at the entrances to The Carriages.

The committee also wanted to increase the number of rocks in some areas to improve the look but determined that the cost was prohibitive.

The landscape committee determined that mulch will be placed on the east end of the property this year and the remainder next year.

**Adjournment**

Larry Barnes moved for adjournment and the motion was seconded by Betty Dejong. Meeting adjourned at 7:30PM.

Respectfully Submitted

Larry Barnes  
Secretary