



Carriages At Charleston Place
Homeowners Association
Colorado Springs, CO 80290
Board Meeting Minutes



Date: April 24, 2008
Meeting Place: Academy Endeavour School

In attendance were;

President:	Betty DeJong
Vice-President:	Darlene Bentley,
Treasurer / Secretary:	Herb Entenmann
Member At-Large:	Jim Mills
Property Manager:	Jane Chadima

Home-Owners in attendance: Approximately 15

Call to Order:

The meeting was called to order at 6:30PM by the President Betty DeJong

Open Forum:

The meeting business started with an open forum

1. Issues were brought regarding the water, sidewalks, tree cutter, monthly fee payment.
2. Most of these were put on-hold and will be addressed by Betty and Jane later in the meeting.
3. Informal introduction of Jane Chadima

Approval of last months minutes:

Darlene 1st Jim 2nd.

President's Report:

1. Betty reported that Jane and the new property management company are working on getting the financials in order and that Karen Stapp (a CPA) will assist with the finances.
2. Jane reported that she has sent letters to all home-owners that have Automated Clearing House (ACH) that transfers money from bank accounts to the property manager. This is confused because of the way Optimum handled the transfer. Jane had to reverse checks and do a lot of extra work because of the past incompetence (my words not Jane's) of past managers. At this time Jane has almost all accounting in control.
3. Jane opened a new Carriages account at the Citadel Bank. All of our accounts will be transferred from Wells Fargo to Citadel.



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4. Jane explained her management company, and now ours, is Courtney & Courtney which is now owned by Clark (Mike) & Clark (Carla) and is now; Clark & Clark “doing business as” Courtney & Courtney.
5. Betty continued reported that Jim and Waste Management repaired many downspouts that were smashed.
6. We are having problems with vandals cutting TV dish cables and a general nuisance. Jane suggested if we can get pictures of the culprits. It was also suggested that we mount fake video cameras and use our car alarm button to honk the car horn if we hear something outside.

Treasurer’s Report:

Herb reported a Total \$235,917. But again this report is confusing and inaccurate. Next month we should be out from under the cloud of bad financial management and again have meaningful financials.

Continued President’s Report:

7. Joe Fogal has restarted the painting cycle
8. Official introduction of Jane
9. Jane talked about vandalism again.
Issue of garage doors not closing in the sun.
10. Newsletter starting again.
Barbra Campbell has volunteered to work on rejuvenating the newsletter thank you Barb.
11. Jane filed to take the “tree topper” to small-claims-court for \$7,500. Court date is Tuesday May 27 at 10 AM.
12. Maureen Risbry took the floor to announce that the mulch day as May 17th. Tom and Maureen got a contractors price on the mulch and we are to get 75 cubic yards for \$3,436.94 delivered. Susan Morales announced that we will have dogs and brats at Jim Mills place on the mulch day.
13. Jane announce that the “Fire” work has all been finished.
14. Jane said that we may need to pay a late fee on filing our taxes because Erich gave us poor advice. Eric told Betty that he would pick up that fee.
15. Jane said that she has all documents if anyone wants to see them.



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16. Maureen explained the water sprinkling schedule has been at odd times to control a mite problem we are having.
17. Betty announced that Margaret Smith is the Welcome Committee.
18. Dick Stapp said that we have some storm sewer issues that may need attention.
19. Jane said she has placed liens on two properties.

Meeting adjourned at 8:00 PM

Respectfully Submitted
Herb Entenmann
Treasurer / Secretary