

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

Date: August 22, 2008

Meeting Place: Carriages Lawn

In attendance were;

President: Betty DeJong  
Vice-President: Darlene Bentley,  
Treasurer / Secretary: Herb Entenmann  
Property Manager: Jane Chadima

Home-Owners in attendance: Approximately 20

**Call to Order:**

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

**Treasurer's Report:**

Total assets: \$268,101.92  
Total Liabilities: 261,356.85  
Total Equity 6,745.07

**Approval of Last Months Minutes:**

Prior meeting minutes were approved but a change was requested to the August Property Manager's Report changing the dates of the taxes being filed and payments made for 2006, 2007 and estimated for 2008. The secretary has corrected the report, in italics, which is attached.

**President's Report:**

A roof leak was repaired at 3418. There was some discussion of Classic paying for the roof repair under warrantee.

Jane reported that our finances are finally all accounted for with the help of Mike Clark of C&C and Paul Riech of Wyckoff & Assoc. CPA. We still owed the IRS \$1,203 and the state \$382 for 2007. These are all paid now. We may still be charged for back tax interest in which case Wyckoff will write the IRS that we should have just cause for the tax slip because of the three managers that weren't managing. We are now paying estimated tax to the state and the IRS.

Asphalt work is scheduled for end of Sept and the first of Oct.

Susan Morales stated that the website is almost all caught-up. Some documents must still be forwarded to Susan for posting.

Susan also reported that our HOA picnic will be on the 7<sup>th</sup> of September.

The HOA will also have a garage sale, organized by Floyd Dean, to be held on Sept 12<sup>th</sup> and 13<sup>th</sup>.

**Unfinished Business:**

Nothing

**New Business:**

Jane reported that we have multiple quotes for the water abatement on the NE corner.

We also have multiple quotes for drainage in the center grassy area.

The wooden fence, on the north side, is starting to fall into our property and could do harm to some of our trees. We must establish ownership of the fence before we can do anything.

We have an issue of a neighbor wanting us to move one of our street lights. The board voted to take no action.

We will have the annual fire hydrant test in September.

**Property Manager's Report:**

See attached.

Meeting adjourned

Respectfully Submitted  
Herb Entenmann  
Treasurer / Secretary

PROPERTY MANAGER'S REPORT August, 2008

Progress is being made and, hopefully, correct decisions have been made to correct some

long time problems.

Rocky Mountain Concrete and Green Thumb have pledged to work together on the project to correct drainage and water on the roadway on the NE corner. Initially a concrete swale will be hand sculpted for about 285 feet. A French drain will then be installed behind it to catch under the surface water cascading down the slope. Sprinkler heads and irrigation pipes will have to be moved. The existing drain carrying water from the French drain atop the retaining wall will be replaced and incorporated into the new concrete swale. Eventually the water will be carried into the center of the street swale and be carried to the storm water drain on Hampton Park.

The other big drainage project will affect only two of the present drains in the center grassy section. They will have new piping to pick up and carry water to the drains which have been lowered. Dirt and mud will be removed to re-create better drainage. Sod will be re-laid.

A roof leak caused by construction defect has been repaired twice. The homeowner has been informed that interior repairs are her responsibility.

Taxes have been filed for 2007 and payments made for 2006,2007 and estimated for 2008. *This was amended in the August meeting to be for the years of 2005, 2007 and estimated for 2008. HAE*

The financials are finally in balance and all monies accounted for.

Insurance renews on September 20<sup>th</sup> and proposals have been requested from CB Insurance and from American Family Insurance. Coverages are comparable.

The Association needs to form a committee to research the two new senate bills and then to write a policy to cover the new requirements.

Jane Chadima, Property Manager

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Managed by:

Courtney & Courtney

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Property Manager: Jane Chadima

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