



Carriages At Charleston Place
Homeowners Association
Colorado Springs, CO 80290



Board Meeting Minutes

Date: February 21, 2008
 Meeting Place: Academy Endeavour School

In attendance were;

President: Betty DeJong
 Vice-President: Darlene Bentley,
 Treasurer / Secretary: Herb Entenmann
 At-Large: Jim Mills
 Optimum Property
 Management LLC: Eric Phillips, President

Home-Owners in attendance: Approximately 10

Call to Order:

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

Approval of prior meeting minutes

President's Report:

Committee Reports had nothing to report

Financials showed (Rounded) Total ass equity = \$234,456 and reserves total \$210,760.

Eric reported he is working on our HOA requirement to pay tax

Darlene Report on CAI Luncheon:

- 1) Local Police encouraged HOA's to maintain a Neighborhood Watch. Police recommended we have one person to liaison with the Police. Also stated that we should keep garage doors closed as biggest deterrent.
- 2) Our Attorney was a speaker and stated it is the board's legal duty to preserve the health, welfare and safety of our communities.
 - a) Minor crimes in HOAs are noise, graffiti and vandalism. Best deterrents are lights, cameras and clear vision from windows.
 - b) Major crimes are drugs, violent felons and sexual offences. We should amend covenants to exclude sexual offenders to maintain property values.
 - c) State considering Bill 1135.



Carriages At Charleston Place
Homeowners Association
Colorado Springs, CO 80290



Betty reported on water/ Colorado Springs Utilities situation that is now at the highest CSU level. This looks a little positive because of precedence.

Eric had Managements report.

- 1) New bill passed by state House that requires outside mediation for any conflict. This will probably cost the HOA more money to pay for mediators.
- 2) HOA Disclosure – Eric will maintain a book at the Optimum Property Mangt office that anyone can call and go and see any of the important community documents.

Herb reported on satellite “dish” mounting requirements. We voted to amend the Resolution to cover mounting dish on the roof if necessary. A motion was made by Jim to accept the Resolution chance, seconded by Herb.

Delinquent home-owners. Eric started action to place lien on one home. The issue of late fee charges was discussed. Jim made motion to raise late fee from \$10 to \$25 per month seconded by Darlene who raised the issue.

The President raised the issue of some pet owners aren’t picking-up behind their animals Issue was tabled.

Jim raised a consideration of placing signs a entrances stating that this is a covenant controlled area. The thought of having another sign on top of the fire lane and others caused concern. Issue died.

Still need action on the “Tree Topper” Eric has seen an attorney, will go to small claims court.

Parking permits must be renewed.

Respectfully Submitted
Herb Entenmann
Treasurer / Secretary