Carriages At Charleston Place Homeowners Association
Colorado Springs, CO 80920

Minutes of the HOA Board Meeting

Date: January 17, 2008

Meeting Place: Academy Endeavour School

In attendance were;

- President: Betty DeJong
- Vice-President: Darlene Bentley,
- Treasurer / Secretary: Herb Entenmann
- At-Large: Jim Mills
- Management Co.: Eric Phillips, Optimum Property Mngt. Co.
- Home-Owners in attendance: Approximately 10

Call to Order:

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

Call for approval of prior meeting minutes; Approved

President's Report:

Betty reported on objectives for 2008:

1. Communications
2. All home-owners should be involved in some HOA support.
3. Susan Morales and Jan Winn hosted winter party at Margaret Smith's home, party was poorly attended.
4. Karen Stapp to assist in financial matters
5. Many delinquent home-owners. Eric to start follow-up.
6. Still need action on the "Tree Topper" Eric has seen an attorney.
7. Plan on more use of web page. State mandate on HOA Disclosure will try to post on web.
8. Snow removal. Ice continues to be a major problem. Tom and Maureen Risbry are working snow issues and are keeping the mail box area clean.
9. Ad-hoc committee continuing to work CSU / CaCP-HOA water main issues. If we are unable to get results from the city we may attempt to get insurance which is almost impossible.
10. Considering distributing Ice-Melt to each home-owners.
11. Deck deterioration. Suggestion of putting deck repainting on a six year cycle, rather then four, and use the saved money to start replacing decks with a more robust material.

Open Forum:

Dean Hermeling reported:

1. Water issue
2. Insurance
3. Web Page is deficient, need web-master (suggest Tom Damon)
4. Should have an audit
5. HOA reserve
6. Vandalism
7. Detailed report on water issue. Our gas, sewage and electric is part of the CSU, water is not. CSU fears claim if something goes wrong with their repair. We should pursue insurance for a waiver.

Treasurer's Report:

Herb reported:
Total equity = $253,450 (rounded).
Reserve = $210,760 (rounded).

Betty reported on meeting with Tom at Edward Jones.
We purchased CD's this day paying 4.3%.
Presently we have $225K in $25K CDs. This is in the reserve fund.

Property Manager's Report: Eric Phillips

Ice problem – Two possible solutions might be magnesium chloride another is Ice Slicer
Resolution – We adjust our covenant to comply with the Senate Bills (SB).
Fire Damage – Discussed what the HOA Van-Gilder insurance policy covers for individual home-owners. Van-Gilder covered home-owners fire for interior damage which was not expected. Policy seems to cover interior except for personal property after a $1,000 deductible. Insurance policies are to be investigated and discussed with agents. It appears that SB100 has provisions for the HOA insurance to extend into the interior of the residence.
This issue lead to a lengthy discussion about questionable repair integrity, why do we all get our personal interior insurance if Van-Gilder will cover our loss? and other non-salient items by home-owners that decided nothing except that we need to learn why this loss was covered by the HOA insurance, what insurance does the HOA need and what coverage do the home-owners need.
The tree butcher was addressed and Eric reported what an attorney had told him that since this has been about a year without a follow-up we may not be able to make it a legal issue. We naturally could pursue this in court but what we win may not cover court and tree expenses. We have asked Eric to see if he could pursue the letter from Rob to the Tree butcher to see if anything could be done this late after the fact.

The issue of delinquent accounts was raised. There were many suggestion made as to what we and Eric should do but we did not investigate the R&Rs or our Covenants. Eric will respond per our document guides, but one thing was recognized for sure - we must make this a big issue with the delinquent accounts.
The parking places and Christmas lights made it back into the agenda again.
Some items for Eric: Board training for SB100 and other important items, Items regarding Waste Management and wind loss of a home shutter.
Snow removal contract with Wiseburge modified: sidewalk outside of perimeter will be removed at 2 inches, mailboxes will be done at 3 inches.
How do we determine percentage allocation for dollar distribution to the reserve account?

Meeting adjourned

Respectfully Submitted
Herb Entenmann
Treasurer / Secretary

CaCP-HOA	=	Carriages At Charleston Place HOA
CSU	=	Colorado Springs Utilities