

## Board Meeting Minutes

Date: July 17, 2008

Meeting Place: Home of Herb Entenmann

In attendance were;

President: Betty DeJong

Vice-President: Darlene Bentley,

Treasurer / Secretary: Herb Entenmann

At-Large: Jim Mills

Management Co.: Jane Chadima

### **Call to Order:**

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

Approval of prior meeting minutes

June 2008 meeting minutes were approved: Jim 1<sup>st</sup> and Darlene 2<sup>nd</sup>

The financial statement was reviewed and discussed .

Jane reported that Courtney and Courtney is still working the financial situation that was left by former Property Managers and all of our funds are now accounted for and the finances are almost ready for the CPA firm, Wyckoff, to review.

We are being billed by CO. Springs Utilities and Garbage service for services that weren't being paid by our former Property Manager who received the bills but didn't do anything with them.

One owner is 90 days delinquent with dues and will be sent a bill.

### **Open Forum:**

A note from Margaret Smith was read congratulating Betty DeJong and Jane Chadima for their handling of the tree issue court case.

There will be letters going to new, incoming HOA owners:

A welcome letter from Margaret Smith and a more formal letter from C&C.

We will be having the streets sealed and cracks / eroding areas repaired by Seal Coat Specialties. The quote \$10,375.00.

We will be getting quotes from Rocky Mt. Concrete and Green Thumb for drainage work on the north east side and the center strip that is retaining water.

Work was done to prevent water retention in the swells along the west wall. The HOA was reported to the Health Department because one homeowner thought we had a Niles

Virus potential and rather than reporting the situation to Jane (C&C) she called the Health Dep. who investigated and found no problem but gave the HOA 30 days to remedy the accumulated water situation.

River rock was used to fill the low areas which was approved, in concept, by the department.

The “Do not trim” signs will not be used but Weisberg will be directed to follow a list of owners desires for their area.

The grass areas are being excessively over-watered. Weisberg has been advised to reduce the sprinkling however there has been no response.

On July 11<sup>th</sup> a resident of the adjacent property trespassed into our area and drove a truck over our grass destroying a sprinkler and leaving some tire tracks. When confronted he introduced himself as Spider Richardson a pilot of some-kind and said this was no personal property and they didn’t do anything wrong. Their reason was they were unloading things to carry through the fence gate onto their property. A Police report will be written.

The board voted to put stakes, on our property, to prevent the fence gates from being opened.

Also discussed were:

- 1) A roof leak that was repaired by the HOA and resulting water spots on the inside ceiling.
- 2) A front porch that is settling and may need repair.

**Property Manager’s Report:**

The complete Property Manager’s Report is attached to these minutes. Jim will attempt to schedule the school for meetings on the following dates;

| <u>2008</u> | <u>2009</u> |
|-------------|-------------|
| Sept. 25    | Jan. 15     |
| Oct. 23     | Feb. 19     |
| Nov. 20     | March 12    |
| Dec. ---    | April 16    |
|             | May 21      |

Meeting adjourned. The next meeting will be August on 21. Location to be announced.

Respectfully Submitted  
Herb Entenmann

Secretary

**PROPERTY MANAGER'S REPORT July, 2008**

Betty DeJong represented the community in Small Claims Court on July 15<sup>th</sup> in the matter of the "tree topper". Margaret Smith also attended with moral support. We prevailed with the defendant writing us a check for \$2,500 which should pay to have an arborist prune and train secondary branches over the next three years to try to bring the three trees back to acceptable appearance. Interestingly, the defendant told us in court that he had also been to municipal court on a charge of trespassing on Carriages property where he was proven to be guilty.

When, on July 11<sup>th</sup> another neighbor from behind the fence drove his 4x4 pickup onto our water laden sod and sprinkler heads to unload some tile for his residence, we argued our case with him by referring to the trespassing charge of his neighbor. He had said that he has used the gate in the fence several times to expedite materials onto his property but this time he was caught by Dick Stapp and Betty DeJong. Finding broken sprinkler parts where he drove over them, a bill will be sent to him for the repairs. I recommend that we use metal straps secured with screws to permanently lock the gates in the fencing.

More water bills have surfaced that have not been paid since last November. Hopefully this is the end of that kind of surprises.

A resident of 3405 called the City Health Department to report that we had standing water where mosquitos breed and she feared West Nile Virus. Why she didn't contact me with her concerns, I cannot understand. We met with the health department and they found no larvae but gave us 30 days to correct the issue. Landscape fabric covered with river rock would solve the problem. The largest of the river rock will be placed next to the downspouts which have continually been smashed by vehicles.

The sealcoat bid has been let but I asked them to schedule us for late September to give us a chance to correct the water drainage on the north side. Suggestions and bids are being obtained.

The drainage in the center of the complex is being addressed, too. Obviously with the excessive watering due to the new seed, the drainage cannot properly carry away the water. Bids and ideas are being garnered to come up with corrections.

The CPA's have all of the information necessary to give us a report on our financial standing and to produce our income tax returns.

A roof leak at 3418 has been repaired and should be paid from Reserves as it was the result of a construction defect.

Respectfully submitted

Jane Chadima, Property Manager

*Carriages At Charleston Place  
Homeowners Association*

**Colorado Springs, CO 80920**

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