



Carriages At Charleston Place
Homeowners Association
Colorado Springs, CO 80290



Board Meeting Minutes

Date: June 18, 2008
Meeting Place: Home of Jim Mills
In attendance were;
President: Betty DeJong
Vice-President: Darlene Bentley,
Secretary: Herb Entenmann
At-Large: Jim Mills
Property Manager: Jane Chadima

Call to Order:

At 6:30 the meeting was called to order by the President Betty DeJong
May 2008 meeting minutes were approved: Jim 1st and Darlene 2nd

Open Forum:

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.

- All owners dues are current.
- **The official address** for the HOA is:
The Carriages At Charleston Place HOA
C/O Courtney & Courtney
Attn: Jane Chadima
6265 Lehman Dr.
Colorado Springs, CO 80918-1499
- Several items were considered and discussed.
- Future summer board meetings will be held in board members homes with limited space. So the meeting proceedings will be posted. Meeting minutes will be posted on the web page, the bulletin and file copies will be available at Courtney & Courtney.
- The board considered installation of a sheet metal flashing on all roofs. The contractor started installing the flashing on new construction after the Carriages was completed
We received a bid from “All Year Gutter” for \$24,475. Issue tabled.
- For the board to consider owner issues for discussion, the issue must be communicated to the board three days prior the board meeting so the issue can be put on the agenda. The communication may be by email, post card or a note to any director. Sent copies should be sent to Jane Chadima at the HOA address or email to jane.chadima@courtneyandcourtney.com .



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- The wood decks, railings and stairs were inspected by the architectural committee (Dick Stapp and Mike Nussbaum) and it was determined that all structures are sound but do need some screws to secure loose boards. This will be done by Joe Fogle Painting as part of his routine.
- Received a bid from Avery Asphalt to:
Fill Cracks, Infrared patch, clean oil spots, apply sealer and re-stripe parking areas and speed bumps. No action taken.
- Received a bid from AAA Contracting to repair concrete swale on NE side of area. No action taken.

Treasurer's Report:

- The final check was sent to Buffalo Builders covering Van Guilder Portion of the area home fire.
- The final funds (aprox. \$20K) were removed from Wells Fargo and the account was closed.

President's Report:

There were brief discussions concerning:

- Signs and postings in the area. Letters will be sent to offending owners.
- Storm door unavailability. A new standard selected.
- A board "thank-you" to the people getting involved and contributing to the community with a special thank-you to Tom and Maureen for the days of very hard work raking, hauling and spreading cover and seeding. The board decided that it was appropriate to send Tom and Maureen out to dinner with the thanks of the HOA.
- The R&R's. Will need to be review again.

Property Manager's Report:

The complete Property Manager's Report is attach to these minutes.

Unfinished Business:

Meeting adjourned. The next meeting will be at Herb's house on July 24.

Respectfully Submitted
Herb Entenmann
Secretary



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PROPERTY MANAGER'S REPORT

June, 2008

Progress is measured one day at a time. We have made inroads into solving some open-ended problems.

The meeting with Wyckoff (CPA's) was encouraging. He thought 6-8 weeks would see the untangle of the financials. He is not going to do an audit or a review but, in the process of straightening out accounts he would have a good overview and a good sense of how things have been handled. No monies are missing and, in fact, there is more money in the bank than the deposits show! We will be closing the Wells Fargo account(s) and combining all funds in the account at Citadel Bank. Wyckoff is also working on tax preparation for 2007.

We have found unpaid invoices. The water and electric were shut off to the sprinkler system on June 1 ill with unpaid bills totaling around \$5,500. No invoices had been paid since last November! There is also an overdue Waste Management account being caught up this month. Soon we will have Carriages on a firm footing.

One goal I have set is to create a homeowner's handbook with answers to most questions in a format designed to be user friendly. The Rules and Regulations would be included. Hopefully the handbook would stay with the property when it changes hands. As new policies are formed, each page could easily be removed and replaced with an update. I hope to have this created by fall. A new trial date has been set for July 1st with the "tree topper". We are suing for \$7,500. Betty Dejong will accompany me to court.

All homeowners are presently current with their association dues. Several discrepancies were discovered in the bookkeeping which rendered at least one homeowner showing delinquency incorrectly. She had actually been charged her \$173 ACH dues 10 times in 7 months!

I have met with Classic regarding the lack of flashing between the roofs and the gutters. They have reported that their policy changed AFTER they completed Carriages. They now use flashing but didn't at the time of Carriages construction. With no flashing, water runs down the soffit which eventually will rot the wooden soffit. I obtained a bid for installing flashing on all buildings. This is very expensive but not as costly as replacing the soffit in the future.

Different ideas have been bandied about regarding the replacement of the concrete swale carrying runoff from the hillside and French drain. One idea is to extend the concrete to the swale in the center of the street. Another is to create a couple of parallel parking spaces into the hillside with a retaining wall to catch the runoff from the hillside.

Two residents have been reported to Wastewater Enterprise for educational purposes. One was discharging construction wastewater into the street and the other poured used cooking oil down the gutter and into the drainage system. Both have been interviewed and explanations given on why this is inappropriate behavior. The City fire department has investigated to determine any hazard and phoned me to say that the case had been closed.

Doors are included in the painting projects being carried out this summer. Although the Covenants state that doors are the responsibility of the homeowner, a previous board agreed to have the association pay for this as a matter of consistency throughout the neighborhood.

Respectfully Submitted,

Jane Chadima, Property Manager