



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



Board Meeting Minutes

Date: March 13, 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, President

Home-Owners in attendance: Approximately 8

**Call to Order:**

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

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

**Open Forum:**

1. The meeting business started with an open forum:
2. Issue of a sunken sidewalk by Jim Bates. Tom said sidewalk must be removed and replaced. President said we will get someone to repair.
3. Mulch – Tom reported that we will get 70 yards of mulch for aprox, \$3,000. This should cover the entire area. Motion to purchase 70 yards at \$3,000 Herb1<sup>st</sup> Jim 2<sup>nd</sup> .

**Treasurer's Report:**

Herb reported a Total \$238,500 But report was confusing and incomplete.

**President's Report:**

1. Betty reported that we have placed liens on two homes
2. We had an attorney send a letter to the “tree topper”. Since he hasn't responded we are pursuing taking him to small claims court. His attorney wrote back that the criminal case has been resolved and his client has no intention of paying



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3. \$2000 and the settlement was rejected. To date, the only thing we have from the tree topper was a letter of apology.
4. Weisburg would like to increase the contracted fee rate we now have. Tom said Weisburg did some extra things but we can't change to contract.
5. Several homes in the HOA are on the market a reduced prices
6. Jim reported on damage caused by Waste Management

**Property Manager's Report:**

Eric Phillips reported changes in his office and he apologized for delays.

**Unfinished Business:**

The Campbells house and the Fords garage have been repaired.

Meeting adjourned at

Respectfully Submitted  
Herb Entenmann  
Treasurer / Secretary