



*Carriages At Charleston Place*  
*Homeowners Association*  
**Colorado Springs, CO 80920**



Annual 2008  
Board Meeting Minutes

Date: November 20, 2008  
Meeting Place: Academy Endeavour School

In attendance were;

President:	Betty DeJong
Vice-President:	Darlene Bentley,
Treasurer / Secretary:	Herb Entenmann
At-Large:	Jim Mills
Property Manager:	Jane Chadima

Property Owners 35 in attendance with additional proxies  
Jane verified that a quorum was present.

**Call to Order:**

The meeting was called to order at 6:30PM by the President Betty DeJong:  
Betty explained the reason for the unusual turnover of property managers and the ensuing instability of their services rendered to our HOA. This brought us to the introduction of Jane and Courtney & Courtney.

**Property Managers Report:**

Jane reviewed the past months since April when C&C became our property Manager.

- The “tree topper” was taken to court and we won \$2,500
- We have an Arborist who will be part of the tree service for designated situations.
- The Nancy Trout fire expense was resolved.
- The horrendous HOA financial situation that followed the past two managers. Bills were lost and not paid; money was put in wrong accounts and a mass of other scary circumstances that have all been corrected now.
- The “Crier” is again being published with Barb Campbell as publisher.
- The web page is back up managed by Susan Morales
- Margaret Smith welcomes new residents with tea’s in her home.

Managed by:  
Courtney & Courtney  
6265 Lehman Dr.  
Colorado Springs, CO 80918  
(719) 260-8216

Property Manager: Jane Chadima

- And Tom and Maureen Risbry still, faithfully, keep our grounds looking great.
- Joe “the painter” Fogel still keeps our homes and decks looking great.
- We had summer community events of the mulch day and the picnic.
- The HOA had two major drainage projects;
  - The north/east swale to catch the runoff
  - The center, greenway subsurface drainage
- Insurance will be changed to a Jan 1 to Dec. 31 schedule.
- The street seal-coat is not completed and the contractor will return to do cleanup and complete unfinished items.
- The board will be working this winter on “winter projects”.

**Prior meeting minutes approval:**

The last annual meeting minutes were approved.  
1<sup>st</sup>, Darlene and 2<sup>nd</sup> Jim.

**Election of new officers:**

Betty announced that she and Darlene would be willing to stay on the board to assist a new president in the new year.

Dick Stapp (3628) and Tim Griffin (3543) announced their desire to run for the board.  
Jim and Herb still have one remaining year to serve.

There were no other candidates willing to run.

A floor motion was made by Phoebe Ford and 2<sup>nd</sup> by Mona Entenmann to accept

Betty DeJong  
Darlene Bentley  
Dick Stapp  
Tim Griffin

As the new 2009 board members and

Herb Entenmann  
Jim Mills

To remain for the last part of the two year commitment.

The resident voice vote approved unanimously.

Susan Morales will remain heading the web site  
Margaret Smith will remain heading the welcome committee.  
Jan Winn will remain as social chairman

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Property Manager: Jane Chadima

Mona Entenmann resigned as heading the landscape chairman.  
Resignation approved by Herb and 2<sup>nd</sup> by Darlene

**Discussion of the proposed budget:**

The monthly dues will be raised \$8.00 to \$181.00 per month. This is less than the 5% allowed.

Many budgetary line items were mentioned as being excessively high or inadequate. There were brief comments from resident expressed desires in specific areas. Subjects wandered from the budget to landscaping, rewarding volunteers and snow removal.

Margaret Smith made a motion to accept the proposed 2009 budget which was seconded by Deanne Brunson. The resident voice vote approved unanimously.

The meeting was adjourned at 8:30.

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The new six member board remained for an executive session.

Respectfully Submitted  
Herb Entenmann  
Secretary