



Carriages At Charleston Place
Homeowners Association
Colorado Springs, CO 80920
Board Meeting Minutes



Date: September 25, 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

Home-Owners in attendance: Approximately 10

Call to Order:

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

Open Forum:

Introduction of new community member Tim Griffin 3543 PG:
Prior meeting minutes were approved, 1st Darlene, 2nd Jim:

Treasurer's Report:

Total Assets;	\$271,837.13
Total Liability;	264,775.34
Total Equity;	7,061.79
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Total Liability & Equity;	\$271,837.13

Aged Receivables have been addressed.

President's Report:

Jane's report:

North East corner is completed and is working
Center section drain work to start 10th of Oct.

Managed by:

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

Property Manager: Jane Chadima

Street work to start 20th of Oct. there is plan to spread work over a 5 days so we have garage access during the work.

All taxes are current. Future payments will be made quarterly.

Wyckoff appealed to the IRS regarding past missed payments and had penalties waved. Interest must still be paid.

Insurance company has been changed from Van Gilder to CB because Van Gilder has been sold to CB Insurance controlled by Classic Homes.

Insurance and all contracts will be moved to begin on Jan. 1

Weisburg will do tree trimming up to 12 feet in height.

Snow removal will remain at 4 inch removal per contract except for outside sidewalks where it will be 3 inch because of school.

Unfinished Business:

Roof at 3418 fixed, Classic reimbursed

Fire hydrants have all been tested and work well

Next meeting will be October 2nd.

Meeting adjourned

Respectfully Submitted

Herb Entenmann

Treasurer / Secretary

Managed by:

Courtney & Courtney

6265 Lehman Dr.

Colorado Springs, CO 80918

(719) 260-8216

Property Manager: Jane Chadima

PROPERTY MANAGER'S REPORT
September, 2008

As the politicians chant, "Change is needed". The same held true for Carriages and we can see the *result* of the start of change to correct some long-time problems.

The Northeast section is completed and testing shows us that it will work. We are capturing water and telling it where it needs to go rather than the water dictating to us. The center drainage correction is scheduled on the books to be completed before the seal coating starts on October 20th. We had to postpone the sealcoating to coordinate with the heavy equipment coming in to be used in the center drainage project. The sod will be taken up and re-layed upon completion. Since it is late in the season, if there is sod that doesn't "take", it will be replaced next spring.

Classic has reimbursed us for the repair of the roof leak.

Wyckoff & Associates intervened on our behalf with the IRS. Due to extenuating circumstances (namely a number of managers in a short period of time), the penalty for filing late has been waived. Unfortunately, the interest is still our responsibility as this is mandated by law.

We have renewed the insurance for the coming year with CB Insurance.

The Association needs to form a committee to research the two new senate bills and then to write a policy to cover the new requirements.

Weisburg has done some minor trimming around the lower portions of many of the trees. They do look better. Now we must have an arborist come in to shape the trees and to trim anything over 12 feet. It might be sensible to wait until after the first frost when the sap will recede.

Fall is here and we must consider snow removal for this winter. It's a guessing game regarding how much snow we will receive.

Respectfully Submitted,

Jane Chadima, Property Manager