



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



Board Meeting Minutes

Date: October 2, 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        |
| Property Manager:      | Jane Chadima     |

**Call to Order:**

The meeting was called to order at 6:30PM by the President Betty DeJong:  
NOTE; This meeting was held early to accommodate board member vacations

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

**Treasurer's Report:**

|                 |              |
|-----------------|--------------|
| Total Reserves  | \$259,159.76 |
| Total Operating | 4,119.69     |
|                 | =====        |
| Total Assets    | \$263,279.45 |

**New Business:**

Darlene's input:

We should get a competitive garbage bid from Best-Way Garbage.  
Front Range Arborist revised their contract from \$2824 to \$2400.

**Treasurer's Report:**

Because the last two meetings were within one week, there wasn't a significant change to the financials to report.

Managed by:

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

Property Manager: Jane Chadima

**President's Report:**

We have a \$25,000 CD that was transferred from acquired WaMu to Chase bank and will come due at end of October.  
Our Operating funds are in Citadel.

**Property Manager's Report:**

Formal report attached

Snow removal was discussed. Tom Risbry will determine when removal is required and notify Weisburg.

Tom will also determine if and when grass watering is necessary after the sprinkler system is "blown out".

Homes of Trout and Nussbaum have problem with water in window-wells. Situation to be evaluated.

Responsibility for repair of window-well problems is to be determined.

Courtney & Courtney submitted a proposed budget for 2009. This will be reviewed by the board.

**Other Issues:**

Memo from Tom Risbry to the board regarding contracted tree and shrub maintenance. Proposals from Weisburg and Front Range Arborists. There is an issue of Weisburg not able to prune trees above 12 foot so tree work will be covered by Front Range Arborists. This arrangement could cause confusion and conflicts so the board elected that:

- 1) Weisburg will do no work on trees and
- 2) Front Range Arborists will do all work on trees.

Meeting adjourned

Respectfully Submitted  
Herb Entenmann  
Treasurer / Secretary

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6265 Lehman Dr.  
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Property Manager: Jane Chadima

### **PROPERTY MANAGER'S REPORT**

October, 2008

Weisburg trimmed some trees on the lower portions but when Front Range Arborists were on the property assessing the condition for a re-bid, they were quite distressed. The report I got was that crab apple trees and other fruit trees had been trimmed while the sap was still up and flowing. This opens the trees up to blight. Front Range re-bid at \$2,400 and verbally told me they would attempt to correct the mistakes made by Weisburg.

I signed and submitted the snow removal bid to Weisburg and then received a phone call from Eric telling me that at 4" snow removal, Carriages would be on the bottom of their list. They told me that there would be inches of ice build-up. They also said that they wouldn't use sand at the mailboxes as that would cause somebody to fall. Sand rolls on the ice. Overall, they were very unhappy with the contract as changed.

Ronnie with All Year Gutters has submitted a bid for Fall gutter cleaning. His contract always includes free repairs for six months if a gutter cleaning contract is signed with them.

I have an appointment with Peak Systems to bid on two homes (3490 and 3441) with regard to the installation of drains in their window wells. Both have experienced flooding into basements. Classic has determined that this is a maintenance problem and has nothing to do with warranty work.

Respectfully submitted,

Jane Chadima, Property Manager