



Carriages At Charleston Place
Homeowners Association
Colorado Springs, CO 80920
<http://www.carriagesatcharlestonplace.com/>



Board Meeting Minutes

Date: April 16, 2009
 Time: 6:30 PM
 Meeting Place: Academy Endeavour School

In attendance were;

President:	Dick Stapp
Secretary:	Herb Entenmann
Treasurer:	Darlene Bentley
MemberAt-Large:	Jim Mills
Property Manager:	Jane Chadima – Courtney and Courtney
Property Owners	There were aprox. 6 owners in attendance Tim Griffin
Vice-President	Betty DeJong was absent

Call to Order:

The meeting was called to order at 6:30PM by President: Dick Stapp

Secretary's Report:

It was reported that the March 2009 meeting minutes erroneously showed that - in Tim's absence Herb read the Treasurer's Report. This was acknowledged and the report approved. Jim 1st with correction and Darlene 2nd.

Treasurer's Report:

Darlene, as the new Treasurer reported that as of March 31, 2009 we have:

Total Reserves	\$279,008
Operating Account	12,553
Total Assets	\$291,561
Paid out March 2009	\$5,487

March 2009 financial report was approved. Jim 1st, Herb 2nd Passed.

Property Manager Reported:

Written report is attached

Jane reported:

- Jane and Dick will meet with a CSU representative, next Tuesday, to observe and discuss the installation of the new water meters.
- We will proceed with the wood fence repair with wood posts.
- The HOA will have all “No Pruning” signs removed. As stated last month Weisburg will do all pruning to maintain uniformity as to the size and proximity to the dwelling. If the owner desires to maintain a particular aesthetic feature, they should prune prior to when the landscape maintenance is done.
- The “No Pruning Request” forms will no longer be used.
- Our “Back-Flow” valves have never been tested. This is a legal annual testing to assure that the water that has entered into the sprinkling system can not be siphoned or back-flow back into our drinking water. There will be no penalty fine for the past years of unintentional neglect.
- We have a quote for the annual fire hydrant testing and will be receiving a quote for the back-flow testing.
- Tim Griffin has resigned as Treasurer however he will be available for limited service as required and Tim’s time permits.
- Our lawns have been plugged (aerated) and our sprinklers have been turned-on.

Old Business:

- Dick reported that the asphalt work is essentially complete with the exception of two or three areas that still need work. Dick, as the professional lead, will not pay the contractor until all work is satisfactorily completed.
- The drier vent issue was again discussed. Classic Homes (Kneut) told Dick that Classic had no responsibility for the issue. Dick asked for a copy of the architectural design plans which was refused because they are claimed to be “proprietary”. Dick will proceed to the Building Planning office to attempt to get the plans.

Later in the meeting Dick mentioned that at this Colorado Springs elevation dryer vents cannot have more than a 12 foot vertical run without a booster fan.

Dick also mentioned that he was told, by Kneut, that we were all given a “homeowners manual” advising us to keep the vents cleaned. This does not address the issue of 1) What if a specific model home should have a fan but does not or 2) What if the fan was not connected to the power or was installed broken. We are continuing a dialog with Classic.

Managed by:

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

Property Manager: Jane Chadima

New Business:

- The resignation of Tim Griffin was accepted.
- The Social committee will plan a summer cookout to provide the owners enough energy to “fluff” the mulch that we put down last year.
- The board is considering options of holding “open meetings” less than every month. No conclusion was made.
- Excessive vehicle speeds through our complex was discussed. This should be an issue for all residents to consider.
- Excessive speeds, and scheduled social events are to be reported in the newsletter
- Jan Winn has done a professional job of typing draft copies of the Rules and Regulations for the Board to review.

Meeting was adjourned

Next meeting is May 21, 2009 at Academy Endeavour School

Respectfully Submitted
Herb Entenmann Secretary

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Property Manager: Jane Chadima

PROPERTY MANAGER'S REPORT April, 2009

I am still waiting for the supervisor of the installation crew for the Automated Meter Reading Project to contact me. Meanwhile, they have requested the exact addresses where we are unhappy with their installation. After they receive these specific addresses, an appointment will be made to meet their crew on site for repairs. They don't seem to be one bit concerned about having drilled through the stucco!

The North property fence is now scheduled to be permanently repaired. The ground has thawed and the new posts can be set in concrete. There was some discussion about the possibility of using metal posts but Warren Management, the property management company for the complex directly behind the fence forbids the use of metal. Realizing that we have had the fence surveyed and it is on our land, it is recommended that we not "rock the boat" and continue to use the prescribed wooden posts.

Darlene Bentley and Herb Entenmann have assumed the project to notify the residents that "NO PRUNING" signs must be removed and cannot be placed in private gardens.

The board has officially banned the use of hot tubs within the complex. The question was asked when a potential purchaser requested an answer to his query.

It has been discovered that a backflow test has never been performed on your two valves. This test should be annually and assures that the backflow valve prevents any contamination of your potable water. There will be no penalty charged for this failure in the past but it must be done starting in May and every year thereafter. Also, your six fire hydrants should be tested annually to be in compliance with the Colorado Springs Fire Code.

We regret the resignation as Treasurer by Tim Griffin. Hopefully, Tim can remain on the board at large to provide us with his expertise and advice.

The asphalt work has finally been completed. Sealcoat Specialties took advantage of the beautiful warm spring weather and had their equipment all in good working order.

With the advent of spring, aeration, fertilization, sprinkler systems, and such will take place along with the sprouting of little flowers in everybody's beds. Welcome Spring! It brings new hope and re-birth.

Respectfully Submitted

Jane Chadima, Property Manager

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