



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



Board Meeting Minutes

Date: August 20, 2009  
 Time: 6:30 PM  
 Meeting Place: 3429 Plantation Grove

In attendance were;

President:	Dick Stapp
Vice-President	Betty DeJong
Secretary:	Herb Entenmann
Treasurer:	Darlene Bentley
MemberAt-Large:	Jim Mills (partial)
Property Manager:	Jane Chadima – Courtney and Courtney
Property Owners	There were 3 owners in attendance

**Call to Order:**

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

**Secretary's Report:**

July minutes were accepted. Betty 1<sup>st</sup>, Darlene 2<sup>nd</sup>. July approved

**Treasurer's Report:**

Darlene reported that as of Jul 30, 2009 we have:

Total Reserves	\$299,816
Operating Account	6,052
Total Assets	305,869
Paid out July 2009	\$9,304

Note: July expenses were high because the billing cycle burdened us with double payments to; CSU, painting, and lawn care.

**Property Managers Report:**

Written report is attached

Jane reported that she has received a bid for rain gutter and downspout maintenance from All Year Gutter. This is put on hold until a second bid is received.

**Old Business:**

- Jane to write all residents of Cape Romain thanking them for their response to the fence request memo.

- Action Services will be requested to quote repair of wood fence with six new wood posts. Jane will contract Action if their bid for six posts is lower than other bids. Betty 1<sup>st</sup>, Darlene 2<sup>nd</sup>. Passed.  
Dick will reattach slats and cross-members to the fence as required.
- Jim announced that all hand holes for the water shut-off valves have been located and raised for emergency access.
- Monthly meetings will be held every month except December. This supersedes the July 09 item to hold meetings every quarter. Darlene 1<sup>st</sup>, Betty 2<sup>nd</sup>. Passed.
- Repair items:
  1. A tree will be replaced at 3454 PG.
  2. Several homes need shutter treatment and repainting. Joe will be notified.
  3. Jane to follow-up with Norma Hayes for window replacement.
  4. Water is seeping from under the asphalt on the NE side. We are considering a French drain running parallel to the new gutter.
  5. Approximately 35 feet of concrete double gutter was replaced.
  6. It was noticed that some electric meter replacements left an unsightly area in the stucco that was previously covered. One home is at 3430 PG, Jane will repair the stucco which will be repainted by Joe.

**New Business:**

- Herb has volunteered to create a retrieval system to recall decisions and actions from historic minutes.
- Geri Kluck has resigned as publisher of the Newsletter.
- The HOA area will be surveyed for R&R violations.
- The draft letter, regarding water system ownership, that was written by Mr. Rieth esq. to CSU on behalf of our HOA, will be put on hold until we receive a letter from our insurance writer stating that water damage to constructed homes is covered by our insurance.

The next meeting will be at Darlene Bentley's house at 6:30 on Thursday Sept. 17, 2009

The October meeting will be at the Academy Endeavor School on Thursday Oct. 15, 2009

Meeting was adjourned

Respectfully Submitted  
Herb Entenmann Secretary

**Managed by:**

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

Property Manager: Jane Chadima

**PROPERTY MANAGER'S REPORT August, 2009**

I have notified Courtney and Courtney that I have made the decision to retire. Diane Wimpy has been hired to start work on August 24th as your new property manager. We will be working together through September to acquaint her with the board, your projects, and procedures. Diane is very personable and is an experienced property manager.

I sent out letters to residents on Cape Romain who share a fence with Carriages. Decisions have not been made and time has passed. Those few who have responded are contacting me to find out what is happening and what role they must play.

Cracks had appeared in a swale poured last year carrying water to the center of Plantation Grove. Rocky Mountain Concrete attempted to use a new product on the cracks to resolve the issue but that material failed. Rocky Mountain Concrete has removed and replaced that section of the swale as a part of their guarantee.

A meeting was held with Jim Bates, Merlin with Green Thumb, Dick Stapp, Betty Dejong and me to observe the drainage along that section of Plantation Grove where extensive work was performed last year. It appears that water is trying to seep up through the asphalt. This led to obtaining As-Builts from CSU to determine what drainage pattern was established during development of the complex. Marc Wharton, Engineer with Classic, has become involved again and visited my office to make copies of the As-Builts.

We were not able to transfer the customary funds to Reserves this month as I determined that it was more important to pay all outstanding invoices and there was not enough to cover invoices as well as to contribute to Reserves. Several invoices covered two months instead of just one month as they were presented after checks had been signed in July.

The saga of the letter to Colorado Springs Utilities drafted by Lenard Rieth continues. My recommendation is to give Lenard instructions to sign and send the letter at this point.

Respectfully submitted  
Jane Chadima, Property Manager

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Property Manager: Jane Chadima