



Carriages At Charleston Place
Homeowners Association
Colorado Springs, CO 80920



Board Meeting Minutes
Date: January 15, 2009
Time: 6:45 PM
Meeting Place: Academy Endeavour School

In attendance were;

President:	Dick Stapp
Vice-President (1 st):	Betty DeJong
Vice-President (2 nd):	Darlene Bentley,
Secretary:	Herb Entenmann
Treasurer:	Tim Griffin
At-Large:	Jim Mills
Property Manager:	Jane Chadima – Courtney and Courtney

Property Owners There were aprox. 8 owners in attendance

Call to Order:

The meeting was called to order at 6:45PM by the President Dick Stapp

Dick introduced the new Board

Dick discussed asphalt and snow removal activities

Secretary's Report:

December 15, 2008 meeting minutes were approved. Darlene 1st, Betty 2nd. Passed.

Treasurer's Report:

Tim reported that as of December 31, 2008 we have	\$267,410 reserves
	12,204 operating
	279,614 assets
Paid out Dec, 2008	\$2,944

Property Manager's Report:

Old Business:

- Reviewed dryer vent survey. Jane still needs to hear from 18 or 19 home-owners regarding having vents.
- Jane mentioned that we have two mud-jacking bids. We are still pursuing the option of replacing the problem concrete with new concrete.

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

Property Manager: Jane Chadima

- Regarding maintenance of homes and common areas, Dick mentioned the philosophy that we should attempt to keep everything looking new within the constraints of prudent fiscal management.
- Pet owners aren't cleaning up behind their pets and the problem is getting worse. All pet-owners are encouraged to clean-up, behind their pets, or they may be sent a letter advising them that they may be charged for clean-up by the landscaper.

New Business:

- Jim discussed ice control and presented the idea of a trial of 10 homes being issued 5 gallon buckets and 40 pounds of ice melt to keep the area around their driveway clear. Jim made a motion to get the 10 buckets and 40 lb. bags of ice-melt. Second by Betty, Passed.
- A tree was blown over in the high winds. Tom & Jim Mills with the full support of Maureen got it straightened again.
- We have a situation, with a length of fence that has been blown over by the same high wind. Jane has contacted the Cape Romaine joint fence owners to reset the fence but we are not getting much help. If we continue to have problems, we may need to fund fence corrective maintenance or replacement.
- We have contacted a Classic Surveyor to locate the property markers at a cost of \$200. We will temporarily correct the problem for now, but in the future something more permanent will be required since the board feels a fence is necessary.
Darlene made a motion that we have the fence markers surveyed at a cost of \$200, seconded by Betty. Passed.
- Dick reviewed committee assignments:

Rules and Regs;	Betty DeJong & Darlene Bentley
Internet;	Susan Morales
Architectural;	Mike Nussbaum
Newsletter;	Barbara Campbell
Investments;	Dick Stapp & Betty DeJong
Social;	Susan Morales & Jan Wynn
Resident Roster;	Jan Wynn
Parking Permits;	Betty DeJong
- Jane said that we will be initiating an effort to transfer the water distribution system to Colorado Springs Utilities. A committee will be assigned to pursue this project with Jane's guidance.

Meeting was adjourned

Respectfully Submitted
Herb Entenmann Secretary

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