



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



Board Meeting Minutes

Date: June 18, 2009  
Time: 6:30 PM  
Meeting Place: The Village Green

In attendance were;

President:	Dick Stapp
Vice-President	Betty DeJong
Secretary:	Herb Entenmann
Treasurer:	Darlene Bentley
MemberAt-Large:	Jim Mills
Property Manager:	Jane Chadima – Courtney and Courtney
Property Owners	There were 14 owners in attendance

**Call to Order:**

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

**Secretary's Report:**

Because there was no May meeting the April minutes were accepted. Darlene 1<sup>st</sup> and Jim 2<sup>nd</sup>. April a minutes approved

**Treasurer's Report:**

Darlene, as the new Treasurer reported that as of May 1, 2009 we have:

Total Reserves	\$291,577
Operating Account	13,059
Total Assets	300,114
Paid out March 2009	\$19,389

**Property Managers Report:**

Written report is attached

Jane reported:

- Jan Winn has typed and distributed a new residence list
- We will proceed with the wood fence repair with wood posts.
- Side issues during report:

1. Sue Morales mentioned a correction of her Email is: [sumorales@earthlink.net](mailto:sumorales@earthlink.net) -not com.
  2. Mona Entenmann mentioned her Email is: [monae@q.com](mailto:monae@q.com) – not mona.e
  3. Emergency phone number of CSU Water is to be placed on our phone number roster. The number to have water turned-off is --- **448-4848 ext 1**
  4. We had a long discussion regarding our private water system and if we could have any remuneration and what our plan of action could be.  
Dick mentioned that the water main ownership seemed to be a dead issue but we are making one last effort and make a legal statement for the record. Dean Hermeling is to draft a memo that will go to an attorney to finalize on the lawyers letterhead and be sent to the president of CSU.
- Jane met with CSU water RE our private water system. Jane said that CSU said that “the book is closed”.

### **Old Business:**

- Betty and Darlene have revised the R&R’s, Jan Winn is retyping them. Motion to accept the new R&R’s 1<sup>st</sup> Herb, Jim 2<sup>nd</sup>, accepted.
- Jim discussed the vent fan situation. Five homes have defective installations, 13 need to be repaired at owners expense. Regional Heating, who has no responsibility, but may help home owners as part of a group issue.
- Wood fence issue discussed. We will get an estimate from Action Services to find out how many 4X4 wooden posts need repair and a quote to get the work done.
- Concrete work has been requested at two addresses. Professional opinion is to delay the action. Herb made motion to delay any action until issue becomes a safety hazard or an eyesore. Jim seconded. Passed.
- Betty had a “Vole” problem tunneling under her lawn and paid to have them removed. Jim suggested that we pay the pest control bill.
- We have issues of service holes being drilled into our homes and not being repaired. The problem is who is using or abandoning holes that aren’t sealed. To have Dish, Comcast, Quest or anybody else come out to check every home is hard to imagine. Issue dropped.
- When CSU replaced Margaret Smith’s water meter they left the pressure 3 times higher than it should be. Margaret had CSU normalize pressure.
- Stucco repairs. Betty mentioned that Classic suggested the stucco on concrete be allowed to fall-off and not try to repair.
- Our “Back-Flow” valves have been tested.

- Jim mentioned that two men in an unmarked truck did something with our fire hydrants. The men said they were doing a factory recall but we have no idea of who they are and what they were doing.
- Margaret Smith will have 3 bushes replaced at her expense. Betty 1<sup>st</sup> and Jim 2<sup>nd</sup>.
- Betty had a bill for \$153.23 and made a motion that we reimburse the Risbry's passed.
- Sue Morales announced that the Carriages at Charleston Place picnic will be Sept. 13<sup>th</sup>.

**New Business:**

- There is approximately 35 feet of concrete gutter that needs replacement which will be delayed until fall.
- The frequency of open meetings was discussed. The membership thought every quarter was adequate.
- As of now our open meetings will be quarterly but there will always be an official monthly meeting that may be attended by any homeowner to address the board. The minutes and financial statements for these meetings will be available at the managers (C&C) office and posted on the web.
- Barb Campbell has resigned as publisher of the Newsletter.
- Jim is working with Classic and Timberline to locate the 12 water valves in the area. These are to be available in case a water main requires service.
- Dick suggested that the HOA fund annual memberships in the CAI. The annual cost is \$204 for two and \$124 for one. Issue was tabled.
- Dean Hermeling he would like a copy of the 2008 year end audit. This will also be placed on the web. Dean will do a review of our insurance requirements and current coverage.
- A resident requested a dead tree be replaced but we suspect some high acid soil in the surrounding area and will do a soil analysis and possible conditioning prior to any planting.

Meeting was adjourned

The next meeting will be at Dick Stapp's house on Thursday July 16 at 6:30

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 June , 2009

Having a quarterly board meeting with homeowners attending is eagerly anticipated by everybody. We can only hope that the weather will cooperate so we can meet on the lawn at Plantation and Lighthouse.

After serious discussion and meeting with several "layers" of decision makers at Colorado Springs Utilities, it was finally determined that the water main was built by Classic with no intention of having it dedicated to CSu. There are too many negatives to overcome and the easements were not considered when the community was planned. It has been recommended that we uncover and be aware of the twelve secondary valves throughout to enable them to be located and utilized in case there is another water main break. Jim Mills has worked with Classic who, in turn, has contacted Timberline Landscaping to come and do the work. Self insuring for a possible break is highly recommended as there is no insurance carrier willing to write this insurance coverage. Everybody is saddened by this decision but it is final.

The issue of the dryer vent fans has been addressed by Classic with inspections and recommendations. Again, Jim Mills spearheaded this effort.

Comcast has drilled holes through the stucco at many homes as they installed their wiring. This was done without permission from the HOA. A meeting with the supervisor failed to resolve all of the issues.

Joe Fogle has been asked to select one house for a test project. He will remove the stucco from the concrete foundation and then paint the concrete to match the stucco color. This is in response to complaints that the stucco is falling off the concrete and it is not a desirable appearance. The stucco has nothing to adhere to so it shouldn't have been placed there to begin with.

Respectfully Submitted

Jane Chadima, Property Manager

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6265 Lehman Dr.  
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