



Carriages At Charleston Place
Homeowners Association
Colorado Springs, CO 80920



Board Meeting Minutes

Date: March 12, 2009
Time: 6:30 PM
Meeting Place: Academy Endeavour School

In attendance were;

President:	Dick Stapp - absent
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. 4 owners in attendance

Call to Order:

The meeting was called to order at 6:30PM by the Vice-President Betty DeJong

Secretary's Report:

Feb. 2009 meeting minutes were approved by consent.

Treasurer's Report:

In Tim's absence Herb reported that as of

January 31, 2009 we have	\$275,268	Reserves
	6,049	Operating
	281,318	Assets
Paid out Jan, 2009	7,089	

January 2009 financial report was approved. Herb 1st, Darlene 2nd Passed.

Property Manager Reported:

- Jane wants inventory of homes that have new Colorado Springs Utilities attachments that were not left in good shape, This need for corrections will be turned over to CSU for further action.

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

Property Manager: Jane Chadima

- The drier vent issue was again discussed with no decision.
- The C&C contract cost has not increased. Contract was signed.
- The fence has been fixed temporarily until spring thaw when it will be fixed permanently.
- We are moving our CD accounts from Tom at Edward Jones to Edward Jones at Dublin which is closer and apparently willing to work with us better. Motion to move accounts was made by Darlene, 2nd by Tim.
- The private water system was brought-up. The easement regulations were changed in 2004 which requires more easement now and makes it harder us to get CSU to take over our system.

New Business:

- Tom Risbry had a snow removal bill of \$132.50 nullified because nobody had any recollection of the event.
- We will continue with the icemelt again next year.
- Betty and Darlene are half way through re-writing the rules and regs.
- The “No Pruning” signs will be discontinued and the landscaping company will do pruning as necessary. The home-owner may prune before the landscaper arrives, at their home, but the shrubs may be re-pruned to meet compliance. Motion for abolishing the No Pruning signs was made by Darlene, 2nd by Jim motion passed.
- Squirrel issue - We are again “blessed” with squirrels that are causing damage and having babies. When Dick returns from vacation some action will be taken to reduce the rodent residents..

Old Business:

There was no old business

Meeting was adjourned

Next meeting is April 16, 2009 at Academy Endeavour School

Respectfully Submitted
Herb Entenmann Secretary

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