



Carriages At Charleston Place
Homeowners Association
Colorado Springs, CO 80920



<http://www.carriagesatcharlestonplace.com/>

Board Meeting Minutes

Date: Oct. 22, 2009
Time: 6:30 PM
Meeting Place: Academy Endeavour School

In attendance were;

President:	Dick Stapp
Secretary:	Herb Entenmann
Treasurer:	Darlene Bentley
Member At-Large:	Jim Mills
Property Manager:	Diane Wimpy - Courtney and Courtney
Property Owners:	There were 13 owners in attendance

Call to Order:

President Dick Stapp called the meeting to order at 6:30PM. As part of the opening Dick introduced Diane Wimpy our new Property Manager from Courtney and Courtney:

Secretary's Report:

The September minutes were accepted. Jim 1st and Darlene 2nd.

Treasurer's Report:

Darlene reported that as of Sep. 30, 2009 we have:

Total Reserves	\$303,634
Operating Account	6,509
Total Assets	310,144
Paid out August 2009	9,698

Property Managers Report:

The Property Manager's report is attachment 1

Old Business:

- Dick reported that 7 fence posts were repaired and that the fence is in good shape.
- 3430 PG: The stucco was repaired but not repainted.
- The letter from our attorney (L Rioth) to the CSU has not been sent pending finalization of the wording regarding our insurance.

- Herb explained the Minute Minder as a database to recall Board actions by subject from archived minutes.
- Several Board members met with Andy Cobb of CB insurance to finally determine if we could get insurance for damages caused by a water main break. Andy told the Board members that they would not write such a policy.
Attorney Mr. Rieth also requested this insurance on our behalf to no avail.

New Business:

- The Board has decided to review all contracts annually and solicit competitive bids from contractors. The contractors selected will be awarded on the basis of price and past performance.
The contractors selected to service the Carriages at Charleston Place for 2010 will be:

Landscaping/Snow;	Weisburg	1 st Herb	2 nd Jim	passed
Trash;	Rocky Mt.	1 st Darlene	2 nd Herb	passed
Painting;	Joe Fogal	1 st Darlene	2 nd Herb	passed
Management;	C&C	Board unanimous approval		
Insurance;	Discussion ensued because all requested proposals were not received. It was decided to make this selection after further review of all carriers.			
- .Issue of icemelt was brought-up. Holders of the icemelt buckets is posted on attachment 2 along with potential prices of additional icemelt. If you are a holder of a bucket you may purchase additional icemelt and pass the bill to Darlene.
- Homeowners Welch (3489 PG) are intending to move and allow their home to be used as a rotating dwelling for temporary renters. This concept was deemed as contrary to the covenants. Diane sent the Welch's a letter stating this. The issue was brought to the board where it was decided that there was no discussion – issue not allowed and closed.
- Issue brought up about the Fecteau residence (3519 PG) that requires asphalt and porch repairs. Jim Bates will do the wood repairs the asphalt situation may need warmer weather and is pending.
- Dick read a letter from an unnamed resident that was thankful for the Boards position regarding the trees at 3405 PG.

Open Session Comments:

- Question of quality of the new trash service; Diane stated that she has experience with Rocky Mt. and they have performed well. Additionally we are saving \$2,000 annually.
- There was some discussion regarding the Gazette article chastising the Board for the decision of not allowing discrete areas to have extraordinary handling.
- Issue of the HOA replacing dead and removed trees was responded to. The HOA will maintain the areas following the proper and aesthetic practice. This is pending the weather and budget.

The November meeting will be the annual meeting held at the Academy Endeavor School at 6:30 on Thursday, November 19, 2009.

Meeting was adjourned

Respectfully Submitted
Herb Entenmann Secretary

ATTACHMENT 1

CARRIAGES AT CHARLESTON PLACE
Homeowners Association, Inc.

— MANAGED BY —

6263 Lehman Dr.
Colorado Springs, CO 80918
Phone: 719.260.8216 Fax: 719.494.1219
e-mail: diane.wimpy@courtneyandcourtney.com

MANAGEMENT REPORT October 22, 2009

PENDING ITEMS:

3489 PG: A letter was sent to the owners regarding the governing documents and its verbiage regarding corporate leasing, with copies going to Avenuest West Corporate Housing. To date there has been no response from either.

CB Insurance: Insurance is set for automatic renewal on 1/1/2010 unless CB is notified otherwise.

I. UNFINISHED BUSINESS:

- A. Fence Repair:** Action Services has informed me that the fence repair is complete. The invoice has yet to be sent to our office.
- B. Lenard Rieth Letter to CSU:** Mr. Rieth was asked his recommendation regarding either adding a sentence to the letter stating that the HOA has acquired liability insurance for the coverage of the main water line; or omitting the section regarding insurance from paragraph three altogether. Below are Mr. Rieth's comments: (His email is included in the board packet for your reference)

"I received your email and have reviewed Par. 3 of my draft letter. Here are my comments: 1. If we can obtain coverage, then Andy should review Par. 3 and provide revisions and letter for CSU. 2. If we cannot obtain coverage, we should delete all of Par. 3 so that the issue is not even raised by the letter and see if CSU agrees with Par. 1 and 2 and then raises the Par. 3 issues. Then we can see if there is some other solution such as posting a bond or paying a sum for CSU which is probably self-insured anyway. These are my comments. Hope that they help."

II. NEW BUSINESS:

- A. 2010 Contractors:** The board has been given the entire packet of proposals received for their review. Included in the board packet is the spreadsheet breakdown of costs. To date I have yet to receive proposals from Six & Geving and American Family.

Thank you! Diane

ATTACHMENT 2

IceMelt Distribution

Done	3429 PG	Betty De Jong	½ Full
Done	3443 PG	Mike Nussbaum	½ Full
	3459 PG	Jere Ford	½ Full
	3465 PG	Joshua Majors	½ Full
	3477 PG	Steven Hartmann	½ Full
	3543 PG	Tim Griffin	Full
	3568 PG	Jim Bates	Full
	3580 PG	Tom Risbry	Full
Done	3646 PG	Bobby Walters	Full
	3436 PG	Herb Entenmann	Full

Available from Home Depot

Lbs.	_____	\$
20		4.99