



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



Board Meeting Minutes

Date: Sept. 17, 2009
 Time: 6:30 PM
 Meeting Place: 8315 Lighthouse View

In attendance were;

President:	Dick Stapp
Secretary:	Herb Entenmann
Treasurer:	Darlene Bentley
Member At-Large:	Jim Mills
Retiring Property Manager:	Jane Chadima – Courtney and Courtney
New Property Manager:	Diane Wimpy - Courtney and Courtney
Property Owners:	There was 1 owner in attendance

Call to Order:

The meeting was called to order at 6:30PM by President: Dick Stapp
 As part of the opening Dick gave a special thanks to Jan Winn and Susan Morales for the HOA Picnic last Sunday. Thanks also go to Deanna Brunson who opened her home so folks could get in out of the cold.

Secretary’s Report:

The August minutes were accepted with two corrections. 1) Jim Mills was not in attendance for the August Meeting. 2) The meeting date was August 31 not 30. The President requested a motion to accept the corrections, which was an unspoken request to accept the corrected minutes; Darlene 1st, Herb 2nd.

Treasurer’s Report:

Darlene reported that as of August 31, 2009 we have:

Total Reserves	\$296,796
Operating Account	8,405
Total Assets	305,201
Paid out July 2009	15,426

Property Managers Report:

Diane Wimpy was introduced as our new Courtney & Courtney Property Manager. This was the last meeting for Jane Chadima. Our thanks to Jane for her patience and leadership through some rough times.

Old Business:

- Jan Winn will assist with the assembly of the newsletter but need a reporter type to gather the news and items of interest.
- There are no new responses to the Cape Romain, fence, letters.
- We will be requesting a quote for repair of the wood fence with six new wood posts.
- Jane will do a stucco repair at 3430 PG. This was required because of a CSU power meter replacement.
- Jim will speak with Jim Bates regarding limited downspout repairs on an as need basis. All agreed.
- Herb has started a subject matter retrieval system to call-up action item subjects from past minutes.
- A tree was replaced in the vicinity of 3543 PG.
- There was a professional recommendation that a French drain be installed parallel to the new concrete swale at the NE end. This would drain into a drain that runs under that area. The existence of this underground drain was not known until last month and details are still unknown.
A \$14,000 quote was received to perform this work and the board elected to table any action until next year.
- The garage sale was changed back to two days. A \$20 invoice was received for sale items. The board voted to pay this back. Herb 1st, Darlene 2nd.

New Business:

- The Mr. Rioth esq. draft letter, regarding water system ownership, was put on hold until we get a letter verifying that we have insurance coverage in the event of CSU water damage. We are investigating coverage from Six & Geving and other possible writers.
- Diane will solicit complete proposals for:
 - snow removal/landscape maintenance
 - trash service
 - insurance
 - painting

➤ Diane created the following task list to track action items through completion.

	Task	Assign	Complt	Notes
Mngt				
	Check Heather George's account to see if balance is current	Diane	18-Sep	\$4 credit as of 9/10
	Follow up with Bill, Action Services, re: contacting Dick for gate proposal	Diane	IP	
	Hold Rieth letter to CSU until October until Six & Geving information is recd.	Diane	IP	
	Proposal(s) for snow removal/landscape maintenance	Diane	IP	
	Proposal for trash service	Diane	IP	
	Proposal for insurance	Diane	IP	
	Proposal for painting	Diane	IP	
	Stucco Repair	Jane	9/18	
	Table asphalt/water seepage until 2010	Diane	IP	
Board				
	Contact Jim Bates regarding limited gutter/downspout repairs	Jim		
	Dick to meet with Dean and Jerry regarding insurance	Dick		

The October meeting will be at the Academy Endeavor School on Thursday Oct. 22, 2009 at 6:30.

Meeting was adjourned

Respectfully Submitted
Herb Entenmann Secretary