



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



Meeting Minutes

Date: April 15, 2010
Time: 6:30 PM
Meeting Place: Academy Endeavour School

In attendance were;

President: Herb Entenmann
Member At-Large: Betty DeJong
Property Manager: Diane Wimpy - Courtney and Courtney

Property Owners: No property owners were in attendance
The board members in attendance were given the absentee voting proxies for Dick Stapp, Darlene Bentley, and Larry Barns.

Call to Order:

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

Secretary's Report:

Betty made the motion to accept the Secretary's Report of March 10. The motion was 2nd by Herb.

Treasurer's Report:

Herb reported that as of March 31, 2010 we have:

Total Reserves	\$326,880
Operating Account	27,706
Total Assets	354,587
Paid out October 2009	4,810
Net income (loss)	5,904

We received an insurance refund of \$2,119.09 which was deposited into Misc. Income

Two home-owners were delinquent \$181 each. Diane sent them notices and since one has paid with an additional \$181 but the other is now \$362 in arrears.

Management Report:

There is the Manager's Report attached.

Unfinished Business:

- Diane reported that she had a report from McWilliams Roofing stating that our roofs are all good as long as we don't get a hard hail or summer storms.
- There is an Architectural Control Committee request from Clara O'Donovan (3502 PG) for a stair railing as recommended by her doctor. Betty made a motion to accept the request, (Larry voted yes by proxy) motion was passed.

New Business:

- There was a discussion regarding parking restriction signs. The options included:
 1. Size of the sign(s) 18 X 24 or 12 X 18
 2. Size / type of post
 3. Signage, arrows etc.
 4. Quantity of signs (1 or 2).
 5. Location of sign(s)
 6. The issue was tabled.

After the meeting Diane, Betty and Herb visited the area and again there was discussion after which it was tentatively considered that the best conditions would be:

1. Size of the sign(s) - 12 X 18
2. Size / type of post - Square with holes. High enough so that bottom of the sign would be 6.5 feet above grade
3. Signage, arrows etc. - 2 arrows pointing down at aprox. 45 degrees to each side
4. Quantity of signs - 1
5. Location of sign(s) - Between the two tire bumpers at the two far right of the parking spots

A hole will be bored in the asphalt and the post will be set in concrete. The concrete will be poured above grade so as to form a cap over the hole.

Diane is to get a quote for this combination

- The issue of switching to US Bank was discussed. Because of all ramifications the issue was tabled until more members of the Board are present.
- The mulch was discussed. We (Tom & Maureen) have a quote from Pioneer Sand for 75 yards (5 trucks) of Gorilla Hair (considered the best type), delivered with tax for \$3,513.19 total.

A quote from Weisburg was for \$2,750.00 for an unknown amount of unknown type. On Friday 04/16/2010 Diane received clarification from Weisburg. The quote was for 25 yards, delivered of an unknown type.

Managed by:

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

Property Manager: Diane Wimpy

Considering both proposals the Weisburg proposal would total \$110/yard delivered and Pioneer would be \$46.84/yard delivered.

The Board members considering the proxy members attitude considered the value of the Pioneer quote and told Diane to go with the best proposal not to exceed \$3,513.19 total. We do not have a delivery date nor have arrangements been made for distribution and equipment (wagons, wheelbarrows, hand tools etc.) Jim Mills told Betty that he would be happy to do the summer picnic so he may be willing to take on a mulch cookout also. Betty made a motion to buy the *best value* and we would spread it ourselves. We have \$1,000 in the budget plus the insurance refund of \$2,119.09. This was 2nd by Herb.

- As part of the mulch discussion Diane was told that Tom reported that Weisburg has broken several sprinkler heads which Tom reported. These heads have not been repaired.
Also Herb reported that with the last “plugging” there was lawn damage that wasn’t corrected. One example is by 3436 PG where a 12 inch section of sod was overturned and not repaired.
- Fire Hydrant testing from “Fire Flow” for annual testing for \$360 was passed.
- Diane reported the claim filed by Virginia Hitchcock, for damage in her home, was denied by Cincinnati and she must go through her home owners, Farmers.

The next regular meeting will be at the Academy Endeavor School on May 20 at 6:30.

Meeting was adjourned

Respectfully Submitted
Herb Entenmann Acting Secretary