



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



Meeting Minutes

Date: June 17, 2010
Time: 6:30PM
Meeting Place: Outdoors at at the intersection of Plantation Grove and Lighthouse.

Call to Order

In Attendance were:

President: Herb Entenmann
Vice President: Larry Barnes
Secretary: Betty DeJong
Treasurer: Absent
Director-At-Large: Dick Stapp
Property Manager: Diane Wimpy - Courtney & Courtney

There were 7 residents in attendance.

Open Forum

An issue was raised about the installation of a "Solar Tube" at the residence at 3673 Plantation Grove. The case for installation of the tube was presented by the homeowner. There was much discussion by members of the board on this issue, including:

1. The chances of roof leakage due to wear and tear and/or installation and who would be responsible if that occurred. The debate on the chances of that happening were discussed at length with positions on both sides. Experiences were cited where skylights leaked and where they did not.
2. The President did ask the homeowners whether they would be willing to accept responsibility for possible repairs for the life of the structure. The homeowners response was "they thought they would", but that it was asking an awful lot.
3. Whether the installation would effect the warranty on the roof.
4. Whether a deposit would be required before installation (\$500) and refunded when the owner sells or it would be kept for future repairs.
5. There is no experience known by a homeowners association in the installation of such a device and the board determined that more study would be required and another meeting would be held to discuss this specific issue.



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Another issue was discussed about a letter written by the homeowners at 3628 Plantation Grove to install porcelain tile on the downstairs concrete patio. The board again deferred to a special meeting addressing this issue as well.

Another topic of discussion was the repair and/or painting of stucco applied directly to concrete. There are instances of the stucco coming off and the board had made the decision not to repair the stucco but painting the concrete could be done.

Secretary's Report

There were suggested corrections to the minutes regarding the date, which was incorrect, and whether the HOA has a profit/loss responsibility or whether it is a surplus/deficit. It was determined that Non-profit organizations do not have a profit/loss but should show a surplus/deficit.

A motion was made by Larry Barnes and seconded by Dick Stapp to approve the minutes with the two corrections: the correct date, and using the terms surplus and deficit where applicable rather than profit/loss.

The motion was passed.

Treasurers Report

In the absence of the treasurer, Herb gave the report.

Total Reserves	\$333,965.25
Operating Account	\$25,473.65
Total Assets	\$360,247.90
Paid Out	\$11,372.57
Net Surplus/Deficit	\$14,401.08

Managers Report

The manager's report is attached.

Unfinished Business

A thank you \$50 gift card was given to John at Weisburg Landscape for volunteering his and his girl friends time to help in the distribution of the mulch. Gift cards were also given to Tom and Maureen Risbry for the help with the mulch as well.

There were reports of flickering street lights. Dick Stapp and Tom Risbry looked at the situation and determined that there may be a power problem at the lights and would be further looked at.



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There was discussion on the patio at 3531 Plantation Grove. The issue was the power washing and painting of the concrete deck. The homeowner asked the HOA to pay for the vandalized repairs. HOA denied any claim and the homeowner was advised it was their responsibility and they did the power washing and painted the deck. The homeowner was advised they could not paint the deck but they did anyway. No decision was reached on any further action by the board.

There was discussion on the mail sign and all issues were resolved.

The transfer of all banking for the HOA to US Bank has been completed and will take effect on July 1, 2010

Dick Stapp did a survey of the wood fence adjacent to the Carriages and he made the determination the fence was sound and in good shape.

New Business

Larry Barnes made mention of tree roots growing through the retaining wall and might affect the soundness and felt they should be removed. Diane is to bring it to the attention of Weisburg to resolve.

Larry Barnes also mentioned the possibility at looking at possible xeroscaping in certain parts of the property because of the rising cost of water over the next several years. The board will take under advisement.

Tree replacement was discussed and Herb mentioned that Weisburg would provide trees at \$85.00 each and that Tom Risbry would do the removal and planting unless they are too big and Weisburg would assist in those instances.

There was a proposal brought to the Board by Diane for cleaning gutters by All Year Gutters for \$1,920.00. The proposal was discussed and rejected.

There was discussion on replacing downspout extensions with PVC corrugated piping. A survey will be completed for the special meeting to come to a conclusion to the replacement of the downspouts.

Shrub and tree trimming was discussed and determined it would take place in the fall after the growing season. If there is any excess growth that is determined to be a nuisance it would be dealt with by Weisburg before the fall.

The formal list of residents needs to be updated. The board decided to put cards on each homeowner clip asking them to complete information regarding home phone, cell phone, email address and emergency contact. If a resident decided not to participate that would be up to them. The cards would be placed and collected by Dick and Karen Stapp and the list updated.



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There was also a question on the annual garage sale. Dick was to check with the homeowner willing to coordinate the sale and get back to the board. Diane has not heard from the resident wishing to hold an estate sale at the same time.

There was further discussion on the porcelain tile and solar tube. The special meeting will be held at Herb Entenmann home to resolve these issues. The meeting will be posted and will occur on June 24, 2010.

The meeting was adjourned at 8:06PM with the next regularly scheduled at July 15th at Plantation Grove/Lighthouse View.

Respectfully Submitted

Acting Secretary
Larry R Barnes