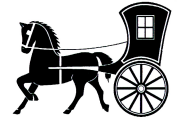




The Carriages At Charleston Place Homeowners Association



March 10, 2010

Call To Order

The meeting was called to order by President Herb Entenmann at 6:30PM at the Academy Endeavor School. Those present were Betty DeJong, Larry Barnes, Darlene Bentley, Dick Stapp. Diane Wimpy, representative of our Management Company, Courtney & Courtney, was also present. Larry Barnes was 15 minutes late because he misread his calendar

Open Forum

A lengthy discussion took place when one of our residents, Ginny Sams, expressed concern over our current parking regulations. She and her husband have two teenage children who both have cars. This makes four cars in the family, two of which are parked in the garage. The current regulations do not allow for a fourth car to be parked on the Association property.

The Board continued the discussion to make a determination on the best course of action under these circumstances. After talking about the issue, Herb Entenmann gave the authority to Betty DeJong to use her discretion when a fourth car is owned by a family and they are complying with the current regulation by parking two cars in their garage. Betty DeJong has taken on the responsibility of enforcing the parking regulations. The board was in favor of giving Betty this authority.

Secretary's Report

A motion was made by Betty DeJong and seconded by Larry Barnes to accept the minutes as prepared, of the last board meeting on February 18, 2010. The motion carried.

Another motion was made by Larry Barnes and seconded by Darlene Bentley to accept the minutes of the Board Workshop meeting on February 25, 2010. The motion carried.

Treasurer's Report

Total Reserves	\$321,994.27
Operating Income	\$ 20,532.12
Total Assets	\$342,526.34
Net Income	\$ 6,926.29

Dick Stapp raised the issue of how to handle the refund from our previous insurance broker of \$2,119.09. An error was made by our broker and the Association overpaid premium by the stated amount. There was some confusion as to how the refund would be entered in the financials. The board made the decision to have Courtney & Courtney change the entry to "Misc. Income".

Darlene mentioned that a meeting was held at UMB Bank to be sure that all CD's handled by UMB would be insured by the FDIC. The last CD was moved from Edward Jones to UMB. Because our CD investments have exceeded the FDIC insured maximum of \$250,000.00 some CD's had to be moved to other UMB locations in order to be sure the Association investments were insured.

The treasurer's report was received as amended.

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Manager's Report

1. Parking letters were sent out to those residents that needed to renew their parking permits.
2. Diane also advised that the income tax for the Association are being prepared.
3. She also mentioned that in the course of repairing a roof leak at one of the residences, the roofing company made a comment that it appeared there was hail damage to the aforementioned roof. Diane asked the board if we wanted her to have roofing companies randomly check other roofs on the property for possible hail damage. This would be a precaution for roof repair in the event hail damage was prevalent on other roofs.

Diane is also going to investigate which insurance company would be responsible for a hail damage claim because we did change insurance companies in 2010.

Unfinished Business

1. Dick Stapp moved and Darlene Bentley seconded to accept the modified Snow Removal Resolution 2010-002. The motion carried.
2. The Board made a decision not to pursue the idea of having Colorado Springs Utilities take over the responsibility of the Carriages of Charleston Place water system. After much hard work by Dick Stapp and Dean Hermeling it was determined that the cost required to bring the system up to the current standard is prohibitive.
3. There was discussion on how to get more residents involved in the operation of the community. There was consensus that it is difficult to do and that the board would continue its efforts get more people involved.
4. The Board also talked about how to manage workshop sessions when they are necessary to conduct association business. Regular Board of Directors meeting are posted and any workshop meeting necessary before the monthly meeting would have to be posted as well, in order not to violate "State Open Meeting Statutes."
5. The topic of rental property was discussed. Diane indicated it is very difficult to know when a property is being rented unless the owner does notify either Courtney & Courtney or a member of the board. The concern is that the renters may not be aware they are renting in a "covenant controlled" community. Our management company and the board must try and find out when a property is being offered for rent to insure the owner does provide a copy of our Rules and Regulations to the renter.
7. The subject of speeding cars in the development was discussed and determined there would be a review of speed bumps when resurfacing of the asphalt is done that would stop the speeding of cars.
8. Herb brought up parking at the mail boxes because too often there are no space available when people want to pick up there mail. Diane was asked to get proposals for "Mail Pick Up Only"

Dick Stapp made a motion and Larry Barnes seconded to adjourn the meeting. The meeting was adjourned at 7:45PM

Respectfully Submitted

Larry R Barnes