



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



Meeting Minutes

Date: May 20, 2010  
Time: 6:30 PM  
Meeting Place: Academy Endeavour School  
In attendance were;  
President: Herb Entenmann  
Vice-President  
Secretary:  
Treasurer: Darlene Bentley  
Member At-Large: Dick Stapp  
Member At-Large: Betty DeJong  
Property Manager: Diane Wimpy - Courtney and Courtney  
Property Owners: 7 Owners present

**Call to Order:**

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

**Secretary's Report**

Darlene had a correction for the April minutes Treasurer's Report. The minutes showed "Paid out October 2009" which should have been "Paid out March 2010".

The Secretary's Report was accepted as amended. Betty 1<sup>st</sup>, Dick 2<sup>nd</sup>.

**Treasurer's Report:**

Darlene reported that as of Oct. 31, 2009 we have:

Total Reserves	\$330,575
Operating Account	27,653
Total Assets	358,229
Paid out October 2009	11,495
Net income loss	55

All delinquent accounts have been closed.

Ed . Jones account has been closed. Cash was transferred to UMB and \$25,000.00 CD was purchased.

### **Manager's Report:**

Diane reported a busy month

- Weisburg was notified of lawn damage.
- M. Smith was notified that we approved a gate repair.
- Three squirrels were removed from an attic.
- V Hitchcock insurance claim for water damage was denied.
- L. Barnes insurance will cover damage to the Snavelly home which was hit by a Barnes car.
- Diane noticed a fuel charge on our Waste Mngt. Invoices. They are removing the charge and reimbursing the earlier charges.
- Address 3531 vandalism issue. Diane discussed issue of insurance coverage on the porch floor with CB Ins. and S&G Ins. Both were denied.  
A motion was made by Dick that we would do no additional work to 3531. 2<sup>nd</sup> by Darlene. Passed.

There was an issue of pests and animals in and around our homes:

1. It was reiterated that ants and bugs in or around the home is the responsibility of the homeowner.
2. Squirrels and vermin (4 legged) in the attic is the responsibility of the homeowner but the HOA is responsible for closing vermin access.

A motion was made that the HOA would cover the removal of voles in the common areas. Darlene 1<sup>st</sup>, Dick 2<sup>nd</sup>. Approved

### **Unfinished Business:**

- Mail Patrons sign. Issue was tabled until;  
All agree on location  
Diane gets a second estimate on erecting the post in the asphalt.
- Issue of changing banks to the USBank was brought up  
Darlene made a motion to move our banking to USBank, 2<sup>nd</sup> by Betty.  
Motion was passed.

### **New Business:**

Stucco on 3586 PG. Owner complaint of holes however they couldn't be found. Maybe Joe patched, Diane to pursue.

Dick raised a stucco option to repair concrete restoration. Floyd Dean is experimenting with a product that we will investigate.

Meeting was adjourned

Respectfully Submitted  
Herb Entenmann acting Secretary

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Property Manager: Diane Wimpy