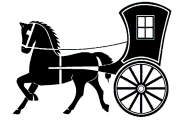




*The Carriages At Charleston Place  
Homeowners Association*



Board of Directors Meeting Minutes  
Academy Endeavor School  
September 16, 2010

**Call To Order**

President Herb Entenman called the meeting to order at 6:30PM

In Attendance were:

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

Residents in Attendance: 2

**Open Forum**

Karen Stapp, the Parking Administrator, asked for some direction regarding cars parked in front of garages (a fire lane parking violation). After some discussion the board asked Karen to give a warning on the cars' windshield that this is a fire lane violation and if the car is not moved or parks in front of the garage again the car would be towed.

The violator must be made aware that it is clearly a safety violation and that there car could be damaged if emergency vehicles needed access and the care in violation might be moved by the emergency vehicle.

**Secretary's Report**

The minutes were approved as read for both the regular meeting of August 19, 2010 and the Special ACC Board Meeting of September 1, 2010

**Treasurer's Report**

The treasurers report was presented by Darlene Bentley. The report was approved by the Board.

Reserves	\$344,390.95
Operating Account	\$ 20,336.07
Total Assets	\$364,727.02
Monthly Paid Out	\$ 13,590.72
Net Monthly Surplus/Deficit	(\$ 2,016.56)

**Unfinished Business**

There was discussion on what should be done when a resident puts a deposit (\$500) required by resolution for installing something on the exterior of their unit. The question was what would be done with the money when the unit was sold. If no repairs were required to the item installed, the money would be refunded to the owner. The new owner would then have to make the \$500 deposit to the board in the event repairs would need to be done for the item installed.

Diane submitted a bill to Cincinnati Insurance for sanding and painting shutters damaged by hail. We are in hopes that insurance will cover those costs as well as the roof replacement.

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There was some discussion on HOA CD's and interest paid. It was mentioned that there were some higher interest bearing CD's out there and we want to be assured by US Bank we are getting the best deal. Diane mentioned that anyone can call the CD department at US Bank to be sure we are getting the best rates.

There was discussion on shutter replacement. Larry Barnes has contacted a Building Materials company and received a quote of \$53.00 per pair. He was also investigation purchasing them online. Joe Fogle had indicated he wanted to get at least two shutters to be sure they are paintable. More to follow.

Further discussion took place on the status of concrete patios and front porches. It was determined that the front porch at 3423 Plantation Grove was not safety hazard although the ACC committee would continue to review the situation and make a recommendation to the board as to how to handle this particular situation. Dick Stapp as Chairman of the ACC committee review whether it is a safety issue and whether the HOA would tile the concrete. The committee would establish guidelines on all concrete patios.

Larry Barnes would get tile specifications for a resolution to cover these situations.

There was a situation where Floyd Dean had incurred some expense for the garage sale and submitted an invoice to be paid but did not have a receipt (it was lost). Darlene was not happy about this issue and from this point forward she would not pay any other invoices unless there was a printed receipt.

There was also an issue regarding residents asking Weisburg to perform additional duties: i.e. pruning, trimming, irrigation problems, etc. It was suggested the homeowners be advised that anything related to Weisburg should be run through Tom Risbry. Tom should also review any additional expenses before they are paid.

### **ACC Committee**

Dick Stapp, liaison of the ACC committee mentioned that he has put together a committee consisting of Betty DeJong, Floyd Dean and one other person he has asked to join. Dick indicated his committee would address several architectural issues:

1. Water sensors for the complex.
2. Develop a resolution for window well covers.
3. Solar Tubes
4. Landscape plan for xeriscaping the property.
5. Other Architectural Issues

### **New Business**

Diane Wimpy advised the board that the insurance adjuster from Cincinnati Insurance, told her the roofs need to be replaced because of the hail damage. The adjuster will put together his report and forward to Cincinnati. Diane felt we would have the final figures on what our insurance would cover before the next board meeting. She will set up a meeting with three (3) roofing companies to give us estimates for replacing the roofs. This meeting would allow us to receive bids and hopefully make a decision by the next regular board meeting in October.

Diane officially presented the 2011 budget for approval by the board so it could be included with the announcement of the Annual Board meeting. This would have to be mailed by October 15th. Larry Barnes made a motion to accept the 2011 annual budget. The motion seconded by Dick Stapp and approved by all.

One member of the board asked the question as to whether, in lieu of the insurance claim, that our insurance premiums would increase. The board has been assured by Cincinnati that our premiums would not increase for three (3) years. Diane contacted Cincinnati and was advised that our premium would remain the same for 2011.

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There was further discussion on the installation of anything that penetrated the building structure of the residences. The discussion surrounded whether the resident would have to put down deposits for such installations to cover problems as a later date. Dick felt it is the responsibility of the ACC to make recommendations to the board to cover such issues.

In a final vote the board approved \$2,000 for doing deep water feeding of the trees on the property. This was recommended by Tom Risbry.

President Entenmann adjourned the meeting at 7:55PM.

Respectfully Submitted



Larry R Barnes  
Acting Secretary