

The Carriages At Charleston Place Homeowners Association

A request was approved by the board for tile installation at the residence of Dick Stapp. He did bring a sample of the tile to be used. There was a question regarding who is responsible for the tile after installation. The board and attendees were assured the homeowner is responsible.

Dick reviewed the asphalt proposals. He mentioned there was some confusion on the part of the bidders and some quotes were revised. Dick did a thorough walk through of the property with APAC and was comfortable with their proposal.

There was a request from APAC for 50% of the contract amount up front which Dick wanted to deny. The proposal approved by the board was \$4,000 in advance with the remainder being paid on completion of the project. Dick felt he could make this work but would advise the board if he couldn't.

Dick mentioned that John Whelan has joined the ACC committee.

Manager's Report

Diane mentioned that the final check for the roof repair was received from Cincinnati.

She discussed the Annual Meeting and advised the board that she would provide a preview of the 2012 budget because it had to be mailed in October, 30 days prior to the annual meeting.

One resident indicated she was experiencing water seeping into her house through the window well. Diane indicated someone would look at the situation and come up with a resolution.

Diane received an email regarding the waiver of liability for the resident wanting to have a bouncing unit for a kids party. The homeowner agreed to accept all liability.

Diane presented estimates for an annual audit.

Diane also provided a report from Tom Risby on sprinkler repairs as well as other repairs made to the irrigation system.

Unfinished Business

The board made the decision to ask Wyckoff & Associates to provide a financial review not to exceed \$1,500.00

The fire hydrant testing was officially approved by the board for \$350.00.

The board did receive an estimate for the planting of shrubs, etc around the cage housing the valves for the irrigation system from Weisburg. The estimate \$2,133.00, which the board felt was excessive and would review other alternatives

New Business

Larry Barnes asked approval from the board for a letter of recommendation to McWilliams roofing for the roofing work that performed. The board gave the approval.

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There was much discussion regarding the landscaping and the installation of "Lawn Art". There was an email from a resident who complained about placing lawn decorations around the property. The board made a decision to modify the Rules and Regulations to allow some "lawn art" by the residents.

There was some additional discussion regarding xeriscaping. Diane has found a company that will provide a landscaping plan that will use less water and lower landscape costs. The company will provide the plan but does not do the installation of the materials. The company would also do a report of how much would be saved in water and landscaping costs. The estimated cost would be in the area of \$800.00

Adjournment:

The meeting was adjourned at 8:27PM. The next board of directors meeting is scheduled for August 18, 2011, at 6:30PM at Academy Endeavour School.

Respectfully Submitted:



Larry Barnes
Acting Secretary