

*The Carriages At Charleston Place
Homeowners Association*



Board of Directors Meeting Minutes
Academy Endeavor Elementary School
January 20, 2011

Call to Order:

President Herb Entenmann called the meeting to order at 6:30 p.m.

In attendance were;

President:	absent/requested excusal
Vice-President	Larry Barnes
Secretary:	Jan Winn
Treasurer:	Dick Stapp
Member At-Large:	Mario Taracena
Property Manager:	Diane Wimpy - Courtney and Courtney
Residents in Attendance:	1 Owner present

Secretary's Report:

The minutes from the December 16, 2010 board of directors were still in the process of being recorded, therefore, were not accepted/approved at this meeting.

Treasurer's Report:

Dick reported that as of December 2010 we have:

Total Reserves	\$934,658.09
Operating Account	\$ 17,896.22
Total Assets	\$952,554.31
Monthly Paid Out	\$ 10,906.76
Net <u>Surplus/Deficit</u>	\$ 1,353.96

The Treasurer's Report was received by the board.

Manager's Report:

Diane reported on the various governance letters that were sent in the past month. Discussion was also held regarding the status of the newly formed HOA Information Office and Resource Center. The board of directors was informed that Carriages had been registered in accordance with the DORA (Department of Regulatory Agencies) guidelines.

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ACC Committee:

Dick Stapp reported that the committee met on January 17, 2011; the following items were discussed:

1. Future AC installations must have board/committee approval prior to any work being done.
2. Unauthorized satellite dishes.
3. Status of stucco repairs to begin spring 2011.
4. The one solar tube installation will be addressed after the roof replacement in spring 2011.
5. The proposed tile resolution was reviewed by the committee and approved by the committee with comments.
6. The need for asphalt crack sealing in spring or summer 2011.

The next scheduled meeting of the ACC is February 17, 2011, 7:00 p.m., 3628 Plantation Grove.

Unfinished Business:

Discussion was held regarding the proposed draft of the new Rules and Regulations. The new draft is going through the final review stage to be adopted by the board in the near future; once adopted the revised rules and regulations will be distributed to owners and tenants.

Larry Barnes informed the board that he placed an order with ArchitecturalDepot.com for a prototype vinyl open louver shutter set for \$30.39 to further research the shutter material and ability for paint to adhere.

New Business:

Riley McWilliams, McWilliams Roofing, was present to discuss plans for the upcoming roof replacement project; which is scheduled to being May 1, 2011. It was determined that in March there will be an on sight meeting with McWilliams Roofing to map out locations for building order, dumpster roll offs and traffic flow. As soon as this information is finalized it will be disseminated to the owners.

Discussion was held regarding dog waste in the common area. The board of directors determined that upon confirmation of ownership, the dog waste is to be picked up by Weisburg with the invoice charged back to the appropriate owner.

Larry Barnes presented to the board of directors a draft resolution for the installation of architectural grade tile that could potentially be installed over concrete patios, porches and steps throughout the community. The Resolution Number 2011-001 was approved with minor changes.

Adjournment:

The meeting was adjourned at 8:00 p.m. The next board of directors meeting is scheduled for February 17, 2011, 6:30 p.m. at Academy Endeavor Elementary School.

Respectfully Submitted;
