

The Carriages At Charleston Place Homeowners Association

Dick mentioned that two (2) CD's were cashed in to pay for the upcoming roofing contract.

ACC Report

The ACC and the Board approved deck lighting at the Bentley residence. The lights operate on 110V and are plugged into an exterior receptacle.

The installation of a DirectTV dish at the Barnes was approved.

Dick mentioned that McWilliams Roofing had completed 23 buildings and was on schedule to be completed by Mid July. A progress payment will be made to McWilliams for about \$30,000 in early July.

Four concrete bids were received for replacing concrete around the property. Rocky Mountain was the low bidder at \$4,250.00. Rocky Mountain was approved as the low bidder.

Dick met with five (5) asphalt contractors and surveyed the property for getting proposals. Dick mentioned that the infrared procedure was not required and was removed from the bid documents. He also said the parking blocks would not have to be removed and would also be eliminated from bid. He required that the bidders submit their bids by June 15, 2011.

He also mentioned there would be a separate bid for stenciling "Visitor" on each parking block.

He mentioned that work could start ASAP depending on the completion of the roofing and the concrete. The work must be completed by October 1, 2011. There was some question on doing the asphalt work in the fall but Dick included in the bid documents temperature guidelines that would prevent the work from being completed when the temperature is too cold.

Managers' Report

A plant was damaged by McWilliams roofing and was replaced by McWilliams. A vent was disconnected inside the attic and was repaired by the roofing company.

The closing date for the sale 3489 Plantation is scheduled for June 17th. The property had an awning installed and the new owner did not want to put down the \$500 deposit. The owner will remove the awning and the repairs will be deducted from the deposit.

Joe Fogle submitted his invoice for painting the vent caps which will be submitted to the insurance company for payment. Diane mentioned that the roofing project is going very well with very positive comments from the residents.

Old Business

The subject of whether an audit was conducted. A review was completed about 3 years ago and an audit will be discussed at the Annual Board Meeting. Diane will get quotes on the cost of the audit before the meeting.

There was discussion on the "Exterior Modification Application". It was agreed that the proposal by Larry Barnes would be used with some modification and submitted to the Board of Directors.

The Carriages At Charleston Place Homeowners Association

Dick mentioned that the stucco repair was completed and was approved by the ACC. He said that anyone needing stucco repairs should contact Diane.

Dick also discussed a letter sent by Pike Peak Regional Building Authority outlining the need to be aware of any possible vent leaks that may occur during a re-roofing project. The letter suggested that homeowners check for possible vent leaks, and that carbon monoxide detectors be installed in all residences. It was suggested that a notice be sent to all residents regarding the need for carbon monoxide detectors.

New Business

Darlene Bentley has agreed to the "Welcome Chairperson", replacing Margaret Smith. Christa Walters also agreed to assist Darlene.

Adjournment:

The meeting was adjourned at 7:36PM. The next board of directors meeting is scheduled for July 21, 2011, at 6:30PM "On The Green".

Respectfully Submitted:



Larry Barnes
Acting Secretary