



*The Carriages At Charleston Place
Homeowners Association*



Board of Directors Meeting Minutes
Academy Endeavor Elementary School
March 24, 2011

Call To Order:

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

In attendance were:

President	Herb Entemann
Vice President	Larry Barnes
Secretary	Jan Winn
Treasurer	Dick Stapp
Directory At Large	Mario Taracena

Residents in Attendance; 5

Owner's Forum

There was a question from John Whelan regarding board approval of low voltage lights. He was informed that there were no rules regarding these types of lights. John also wanted to know whom he should contact regarding broken sprinklers. He was advised to contact Diane and/or Tom Risbry.

Secretary's Report:

The minutes for the March 24, 2011 meeting were approved as corrected. The incorrect previous meeting date was entered. There was some discussion regarding the December 2010 minutes. The audio of the meeting was lost and Diane was attempting to put together the items covered in that meeting.

Jan raised the issue of how pet waste was to be handled. When pet waste was not picked up, her recollection was that a decision was made to have the pet waste picked up by a third party and the resident who did not pick up the waste would be charged a fee.

The December minutes were approved as prepared by Diane Wimpy. Dick Stapp made the motion, Larry Barnes seconded and the motion was carried.

Treasurers' Report:

Total Reserves	\$941,780.54
Operating Account	\$30,250.37
Total Assets	\$972,030.91
Monthly Paid Out	\$6,087.88
Net Surplus/Deficit	\$5,909.49

Dick noted that the reserve amount included the insurance check for the roof replacement and would soon be reduced due to payment for the roofing material.

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Herb asked a question on the amount paid out. Dick answered the questions posed by Herb.

Mario raised a question regarding workmmens' compensation insurance when we have no employees. Diane explained that in the state of Colorado it is mandated that each HOA carry workmens' compensation in the event some workmen may not be adequately covered by their own policy. The cost of the insurance in minimal and is a precautionary measure in the event is is needed.

Manager's Report:

Diane noted that our income tax for 2010 has been filed and the HOA did not owe any money. Diane also indicated that a resolution would have to be passed by the board indicating our finances are in order and that we realized no income taxes were paid. This is an IRS requirement when no income taxes were owed in a calendar year.

Our accountant did not fully understand the IRS requirement, but did want the board to understand that our financial house is in order. The resolution was passed by the board.

There was a question on whether the gutters would be cleaned when the roofs are replaced. Diane assured the board that the cleaning of our gutters is part of the roof replacement process.

Diane also mentioned that a roof leak was repaired by McWilliams and she wanted the board to know the lead had to be repaired because of potential damage and could not wait until the roofs were replaced.

Dick wanted to be sure the record of approval of the revised "Rules and Regulations", were officially made a part of the minutes. The revised copies were distributed in early March 1, 2011.

A question on fire hydrant testing was raised and it was noted that the testing was scheduled and completed.

Mario raised the question of the different dates for posting resident assessments. Diane responded by saying that the deposits were made each day the checks from residents are received. The checks are not held and deposited at the same time.

Unfinished Business:

There was a walk through with McWilliams roofing on Monday morning March 20th. Dick Stapp, Jan Winn, and Diane Wimpy represented the HOA board. Riley McWilliams with his son Seth, and their roofing foreman represented McWilliams Roofing. Dick was very pleased as to how the meeting went and a number of issues were covered. He felt McWilliams was very professional in how they answered all questions asked by our board members.

McWillams indicated they would work 7AM to 7PM, six days a week until the job is finished. They would not work on Memorial Day. The roofing company indicated they would complete each building in 1 1/2 days. Weather permitting and barring any unforeseen circumstances.

On April 1st, there is a document being given to each resident explaining how the work will be accomplished and a map indicating the order each unit will be re-roofed. The document will also explain what each resident should do in preparation for the project. The board meeting scheduled for April 20, will be advertised as an open forum to answer ant resident questions on what to expect. It is hopeful that we will have a large turn out so resident questions are all answered.

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Dick indicated that the roofing material will be paid for in early April and stored at the roofing distributors locations in Denver. This is being done in order to not have to pay the 7% price increase in materials being levied by the manufacturer. The material will then be delivered for installation beginning May 2nd. There will also be progress payments made to McWilliams Roofing as they complete each unit.

Diane has completed the informational document for the residents, but if any board members want to make any additional comments and/or changes they should email Diane before March 28th.

Herb raised the issue of lawn watering and the point was made the Weisburg had opened the sprinklers today and did water for some time.

Dick mentioned that the sprinkler system shutoff valve was installed with quick couplers inside a metal cage to prevent theft of the copper valve. The cost of the valve and cage is \$2,000, with \$300 additional for the quick couplers. There was discussion on whether the board approved the installation of a metal cage and quick coupler on both shutoff valves. Diane was going to check the status of the other shutoff valve.

Dick Stapp asked the board for permission to get proposals for asphalt and concrete repair. He feels the condition of our streets is getting bad and more work will have to be done this year. Dick feels that some replacement will be required and could cost between \$20,000 to \$30,000. This would include sealing the asphalt as well.

Mario, received a call from a resident asking for board permission to prune trees that are blocking his views. It was explained to Mario that this issue has come before the board in the past, and that an arborist is going to review our trees for pruning and it will be addressed at that time.

Adjournment:

The meeting was adjourned at 7:45PM. The next board of directors meeting is scheduled for April 20, 2011, at 6:30PM at Academy Endeavour Elementary School

Respectfully Submitted:



Larry Barnes
Acting Secretary