

*The Carriages At Charleston Place  
Homeowners Association*



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Board of Directors Meeting Minutes  
Academy Endeavor Elementary School  
September 15, 2011

**Call to Order:**

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

In attendance were;

President:	Herb Entenmann
Vice-President	Larry Barnes
Secretary:	vacant
Treasurer:	Dick Stapp
Member-At-Large:	Mario Taracena
Property Manager:	Diane Wimpy - Courtney and Courtney
Residents in Attendance:	5 (five)

**Owners Forum:**

Mike Nussbaum reported on his water intrusion through his window well as a result of the downspouts being moved by Weisburg.

Dean Hermeling requested clarification on owner versus HOA responsibility regarding water intrusion; it was discussed that the HOA is responsible for grading and drainage and the owners for windows.

**Secretary's Report:**

Not all board members had received the minutes prior to the meeting; the August minutes will be formally approved at the October board meeting.

**Treasurer's Report:**

Dick reported that as of August 31 we have:

Total Reserves	\$381,911.08
Operating Account	\$ 15,286.96
Total Assets	\$397,198.04
Monthly Paid Out	\$ 25,381.09
Net Surplus/ <u>Deficit</u>	\$ 1,901.22
YTD Net <u>Loss</u>	\$ 2,803.26

The total funds coming in and going out regarding the last roof repair are not yet 100% settled. Dick reports the Year to Date should be a net income of approximately \$5,000.00.

The Treasurer's Report was received by the board.

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**ACC:**

Dick reported that the total invoice for the asphalt project was \$12,220.00; the board is pleased with the quality and professionalism of APAC. Dick reported that there was one incident regarding a tenant's noncompliance with the stipulated traffic pattern that resulted in damage to freshly laid asphalt; estimates are being obtained for the repair.

**Manager's Report:**

The insurance claim filed with Cincinnati Insurance for window insulators is in progress and final word should be coming from the adjuster within a week.  
Landscape proposals and xeriscape information is being forwarded to Mario for his review.

**Unfinished Business:**

3585 PG – A proposal in the amount of \$750.00 was presented to the board for the grading repair; the proposal was approved unanimously by the board.

**New Business:**

2011 Annual Meeting – Drafts of the annual meeting notice and agenda were reviewed by the board and approved with changes. The board will schedule a separate meeting in order to draft the 2012 budget.

Weisburg 2012 Snow Removal Contract – The contract was approved by board members present.

IPiece – Management was directed to have IPiece email monthly invoices to management and to have all future invoices itemized.

Audit/Taxes – A motion was made by Dick to have an audit be performed in conjunction with the preparation of taxes by Wyckoff not to exceed \$1,500.00. A second was made by Mario; the motion was passed unanimously.

Backflow Concealment – Management was directed to obtain another bid for the plant/shrub concealment around the backflow cage.

**Adjournment:**

The meeting was adjourned at 8:00 p.m. The next board of directors meeting is scheduled for October 20, 2011, 6:30 p.m. at Academy Endeavor Elementary School.

Respectfully Submitted;

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