Charline Place
Board Meeting Minutes
January 27, 2010

Meeting was called to order at: 6:36 pm

Roll Call:
Board Members: Stacy, Criss, Debra, Chris, Victor joins us at 6:52pm
Members: Mike Alvarado
Guest: Restoration Professionals
Colorado Management: Julie L. Baca & Steve Smalley

Guest Speaker: Stephen addresses BOD to explain the use/need for a man lift to be able to view the Chimney from the inside, and the entire outside. He explains the order as hire a lift to scope, Hire an engineer, hire architect to create plans for repairs/replacement, Debra questions the use of scaffolding VS Man lift, cost, effectiveness, etc. Stephen gives background on his work history with historical buildings/churches/windows.

Member Open Forum- Mike brings to attention of the Board that the repairs to his unit have not been fixed. With his background being in construction he has volunteered to assist with hiring an engineer and architect to create layouts and plans for the repairs to the failing chimney and the three units on the lower level to solve the leak issues. Units #40-41-42 are all affected.

Meeting Minutes: November 25, 2009 minutes approved, Stacy, criss 2nds, all in favor

Financials:

Cash-Main Acct.	$ 14,654.70
Savings Account Reserve	$ 46,045.08
Restoration Fund	$ 50,993.46
Restoration Fund II	$ 51,618.52
Total Current Assets	$163,311.76

Old Business/Action Log:

- South side of building chimney leaking
- Gutter clean out once all leaves are down
- Chimney in need of repairs, gather bids
- Units 40-41-42 leaks
- Criss to attempt to get with Nancy at Lyons windows he will update as he hears from them.
- Mike Alvarado unit has drywall damages to the ceiling from radiator leak several yrs. Ago, BOD needs to make decision to fix it or turn the responsibility over to the homeowner.
- Dogs/ pet owners need to be responsible for the clean up of pets. Chris Sergeant wants to initiate a pet weight limit. TABLED.
- Criss B. to work on Grant submission

New Business – Add to action log:

- Review of the lawsuit, BOD agrees to get bids from a min of two other window companies to determine if the current windows are historically correct. Move forward to
- Mike Alvarado volunteers to draw up plans for Chimney and lower units projects.

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- Mike A. going to get info on having some of his co workers out to view chimney and leak issues in lower units.
- Change locks on South side door out to dumpster
- Flood lights out south side of building
- South side ground drain gets clogged
- Victor Volunteers to assist in over seeing contracts new and renewal
- Victor to research tax credit on new windows
- Chris Sergeant to check into tree planting for spring
- Stacy to get a “pet’ count for the Building
- BOD to find ways to get the community to be held accountable for pet waste.
- Fall clean up not completed

BOD elected as follows:

Criss Bradbury -Pres.
Stacy Schurman- V.P.
Chris Sergeant- Treasure
Debra Hutton -Secretary
Victor Villareal -At Large

Announcement: February meeting to be held at Chris Sergeant’s house unit #6

Adjournment: Adjourns 9:40 pm.

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