

**Charline Place
Board Meeting
February 29, 2004**

Meeting called to order 1:30 PM.

Roll Call: Stacy Schurman, Steve Rule, Carole Lee, Lili Emadipour and Monique Spee.

Guests: Danielle Patridge (Miller)

Management: Steve Smalley, Brian Sanders, and Joan Hollway.

Meetings are changed to the third Wednesday of every month at 6:30 PM.

Stacy Schurman will stay on as President

Steve Rule will be Vice President

Lili Emadipour will be Secretary/Treasurer

Monique Spee member at large

Carole Lee member at large

Danielle brings up the fact that the front steps have no railing, and someone mentioned that the steps are slippery when wet. Lili mentions that it would be difficult to put a railing up, because of the cement that was used to repair the steps. Board will look into the necessity of a railing.

Carole motions to adjourn, Monique 2nd's, all in favor.

Meeting adjourned 1:45 PM.

**Charline Place
Board Meeting
April 21, 2004**

Meeting called to order at 6:35 PM

Roll Call: Steve Rule, Monique Spee and Carole Lee

Guests: Ben Johnson and Mark St John

Management: Brian Sanders and Joan Hallway

Monique moves to approve Jan 15, 2004 meeting minutes, Carole 2nd's all in favor.
Carole moves to approve March 17, 2004 meeting minutes, Steve 2nd's, all in favor.

Ben presents plans for an air conditioner and heater system for his unit. Board requires the contractor to guarantee the installation and that any problems will all be the responsibility of the home owner and contractor.

Sewer back flow, Joan will get another bid.

Spring gardening planning. Wait until early June, plan at next meeting.

Lawn care. Have Debbie put on payroll.

Status of bid for storage for units 11 & 34 using space in #75 or back stairwell, Brian has not started this yet.

#41 leak coming from outside into #41's back room. Brian will check.

Laundry room floor, CMR will contact Sheehan again.

Update on loose bricks around Mary's window. Brian will check after meeting.

Boiler temp gauge not working properly. Boiler does not go off when temps are 60-75 degrees. The thermostat has been turned off and does not function. Brian says that someone has changed the temp in the boiler room.

Check on water consumption in 1419.

Mark suggests having Condo insurance for owners. Joan notes that it would take an amendment to the declarations to make it mandatory.

Steve motions adjourn.

Meeting adjourns 7:35 PM.

**Charline Place
Board Meeting
May 19, 2004**

Meeting called to order 6:35 PM.

Roll Call: Monique Spee, Lili Emadipour, Stacy Schurman, and Steve Rule.

Guest: Grandin

Mgmt: Brian Sanders and Joan Hollway.

Monique motions to hire Debi Slagle as an employee of CMR at \$200.00 per month, Lili 2nd's, all in favor.

Discussion of #39 proposal of a new heater and air conditioner for his unit.

Lili motions to disapprove the addition of the heater/air conditioner to #39, Steve seconds, all in favor.

Lili motions to approve last month's minutes, Monique 2nd's, all in favor

Get an extension on back flow preventer from Denver Water Dept.

Lili motions to have half of savings into a 6 month CD, Steve 2nd's, all in favor.

The board thanks Lili for getting Faux Crete to do the steps.

Lili motions to adjourn, Steve 2nd's, all in favor.

Meeting adjourned 7:45 PM.

**Charline Place
Board Meeting
June 16, 2004**

Meeting called to order 6:15 PM

Roll Call: Lili Emapour, Monique Spee, Stacy Schurman, Steve Rule, and Carole Lee.

Management: Joan Hollway and Brian Sanders

Current Business:

Backflow Preventor received 1 year extension until Sept 2005.

Spring gardening put on hold, since several board members cannot make scheduled garden party.

Lawn Care: have A Native check sprinklers on dried out areas of lawn.

Back door: more permanent solution for closure. Signs for door (2) "Emergency Use Only". Lock with code, and (2) signs "Security Camera in Use."

Charges from April reports check on.

Maintenance policy to be sent to homeowners.

Maintenance Follow-up: (Brian)

Drywall in laundry room, Brian is have trouble getting people out.

Epoxy paint, call Sheehan.

Loose bricks around Mary's window? Brian working on.

No meeting in July, Stacy will be on vacation.

Lili motions to adjourn, Monique 2nd's all in favor.

Meeting adjourned 7:30 PM.

**Charline Place
Board Meeting
December 7, 2004**

Roll Call: Stacy Schurman, Monique Spee, Steve Rule and Lili L
Management: Steve Smalley, Joan Hollway, Brian Sanders, and Carol Bowers
Guests: Michael Alverado, Eric Davies, Joanna Barnard, Chris Bradbury, and Cathy Chung.

Stacy called the meeting to order at 7:02 p.m.

Minutes: Lili motions to approve the minutes for November 18, 2004, Monique seconds, all in favor.

Financials: \$32,485 checking, \$20,000 savings and \$17,580 CDs

No collections report.

Current Business: Brian brought several options for a security system that we could use to monitor the property. The Board has tabled the security issue and will look into the doors for better security. CMR will look into further options on the doors.

Newsletter: We need to inform the owners that all information collected by the management company and the Board is public record due to the Association and is accessible to all members of the association.

Unfinished Business: The boiler continues to be an on going issue. Safety is the #1 priority of the Board. The Board sent letter to owners who will be effected the most to get their impute prior to making a decision regarding the boiler. The Board has hired Broomhall Brothers and has made several safety repairs to the boiler so if the boiler malfunctions again it will automatically shut down. Stacy went over the options for the boiler and has noted the Board will get more information on the emission of venting the high efficiency boiler out the basement.

Joanna Barnard and Eric Davies are opposed to the high efficiency boilers due to the closure of one window in their unit. They feel this will cause a property value loss. The Board and Management Company have asked the two to get a professional and find the cost of de-value to the unit if any.

Cathy Chung would like more information and is not concerned with sealing the one window in her unit.

Chris Bradbury feels the new high efficiency system would add great value to the entire property.

CMR needs to contact Broomhall Brother to find out the emissions levels that will be coming out of the venting system on the high efficiency boiler.

The gutter clean up needs to be done.

Unit 2 needs to be contacted about the leak.

Brickwork needs to be done.

New Business:

CMR is to look into the governing documents and find out who owns the exterior windows.

Unit #41 will install a satellite dish that is not intrusive to the roof or visible from the street.

Brian will see if he can get unit 39 more heat while the boiler process is on going.

Lili will contact the Step Company to find out what we can put on the stairs so they will be less slippery in inclement weather.

Maintenance:

CMR needs to be sure that if a vendor fixes a problem, and the problem comes back, the vendor needs to repair the problem under warrantee.

Joan will make sure that Chad's unit is bill for the plumbing charges of \$89.50 for invoice number 3078.

Pest Control Company claimed to only be exterminating the outside of the property. Stacy will check into pasted invoicing and will make sure noting is mentioned on the interior if interior is mentioned, the association will request a credit.

Stacy has looking into no trespassing signs and will order them to be posted on the building.

Owner contact list needs to be finished.

Elizabeth will only change light bulbs and no special trips will be made by CMR to change lights. CMR is not to change any light bulbs unless contacted by the Board.

Announcement: The next meeting will be on January 13, 2004 at 7:00 p.m.

Adjournment: Steve Rule motions to adjourn Monique Spee seconds, motion carried the meeting is adjourned at 7:30 p.m.

