AGENDA
Charline Place Board Meeting
May 23, 2006—6:00 p.m.

Roll Call: Lili, Sharon, Karen and Criss

Management: Carol with CMR

Meeting Minutes 5/06 Lili motions to approve the minutes Criss seconds, all in favor.

Financials

Balance Sheet Savings $22,825.68 Checking $34256.97
Delinquencies reports attached

Unfinished Business

Building Restoration – We are missing three of the floor maps. Karen will continue to try and contact the engineer company and to work on the drawings. Lili would like Steve Smalley at the next meeting so we can figure out how to accomplish the money situation. How to accomplish it.

Door Update Criss will coordinate with the management company for the boarding of the exterior door and the time frame so we can get a letter to all the owners. The doors will take about a week to install. Criss will coordinate with Stacy. Lili motions for the mortus lock, Chris seconds, all in favor. We are going with Dayton Door.

Roof Seal Coat, Calebs, AGS, and Darby waiting for bids. Look at the entire roof and where it is pending.

Planting Party. Sharon would like to see some edging and some landscaping like rocks and new mulch and weeding it and do some ceramic pots and Sharon would water the plants. Lets do some more of a permeate landscaping. Criss notes he will be out of town for most of June. Let's get Todd some money to re-sod the front. Lili would like Todd to take it over and give him a budget. Todd can set the date and we could come and help.

Lili makes a motion for Todd to replace the dead grass areas with sod, Karen seconds, all in favor. Lili motions for Sharon to do the plants in ceramic pots, and Sharon will get an estimate for some rock and boarder, Todd seconds, all in favor.

Floor Restoration pending carol is working with the restoration person.

Exterior Painting CMR needs to continue to get bids.

Unit 34 has gotten better with the trash and we will continue to take a look.

New Business:
Unit 31 on the 21 side us doing construction. The need to submit to the Board what is being remodeled and they need to cease any work until it is approved.

Sharon in unit from the water damage $1200 is the bid she received. Jammco and Aztec to bid the water damage. Let's approve over e-mail. Sharon would like to know if the Counter tops in her unit are covered. Carol needs to look into the declarations.

Announcements: The next meeting will be on June 20th due to scheduling conflicts at 6:00 p.m. and the Board would like Steve there for money.

Adjournment: Criss motions to adjourn, Karen seconds, all in favor.