Minutes
Charline Place Board Meeting
January 23, 2007
6:30pm in the Laundry Room

Roll Call: Lili, Karen, Mark Oscar, Criss Bradbury, Sharon, Chris White

Management: Kathy Andersen & Brian Sanders with Colorado Management, Inc

Meeting called to order at 6:330pm.

Meeting Minutes: November 28, 2006 minutes were presented for approval. Lili motioned to approve the minutes, Mark 2nds.

Financials-

Cash Account	$30,972.90
Saving Account/Reserves	$26,803.97
Total Current Assets	$57,776.87

2007 Budget
Include budget restoration line item with $1500.00 per month will be moved to line item structural/repair. Change Ray's retainer from consultation to the structural/repair. Mark and Criss Bradbury explained to Oscar the process we are looking at to restore the building. Lili motioned to approve the budget with the listed above change Mark 2nds.

Old Business/Action Log:
Action logs broken into 2006/2007 Mark stated that gate repairs do not seem to be complete, check with Jammco to see when gate will be moved up. Board wants gate secure and dumpster in place. North side secured. Dumpster company is the only one with the key. Ask shovelers to make the dumpster area a priority.
Phone directory – needs completion, form to be included with annual meeting notice. Create a spreadsheet to track who turns in their information. Lili wants e-mail list of owners and Lili will divide up per board director. Phone numbers are mandatory for emergency reasons. Renter info critical.
Storage Unit list - Condominium Map, By-laws registered with the clerk and recorder.
Water damage in Sharon's unit. Lili motions that the association will pay the vendor to repair Unit 1 and Sharon will continue to work on passed due amount as agreed. Mark 2nds, all in favor. .
Carriage house need to be back on the action log. Letters are included in packet. Including Chris White's e-mail explaining what work has been done. Chris White explained to the board what and why the work was done. Lili explain how the

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convent of the community works . Lili would like to have a professional independent person inspect along with a board member. Chris White what do you still need that has not been resolved? Erosion new concrete get with Brian as to what was done. Floor damage needs to be revisited. Lili said no one ignored Chris White the board disagreed with you. Brian suggested that during restoration that the inspectors take a look at Chris White's unit. Chris White states that the reason the work was done was health issues of this wife. Chris White felt that based on passed experience with the board that nothing would get done so Chris White took it upon himself get repairs completed. Foundation and tuck pointing will be addressed when the building is assessed. Structural issues cannot be ignored any longer. Chris White will be responsible for inspection. Board asked Chris White to submit plans, drawings and building permit etc for the work he had done. Chris White will send every thing via e-mail.

New Business:

Need to have lock changed to the boiler room and give Darla, Mark, Chris & Criss , Oscar; contact information in regard to their heating problems, Brian took numbers.

Shoveling was wonderful!!!!!! Please let Fernando know.

Assessment - Board needs to agree on what amount the assessment will be, packets were provided, showing 40/45/50.distribution.

Criss Bradbury would like a copy of last year's minutes for presidents report, board also asked that Ray's spreadsheets be included in the annual meeting packet. .

Assessment has to be approved. Check out how the assessment was handled in the past. Lili motions to give option #1 50thou option# 2 100thou scheduled payment due date Dec. 2007

Announcements:

Annual Meeting February 27, 2007 @ 7:00pm in the Laundry room. Also according to your by-laws your meeting are suppose to be held in December so there will be two annual meetings in 2007 to get back on track.

Yearly calendar to be included in billing and board member packets each month.

Mark will provide pizza for 15 people.

Adjournment: Chris moves to adjourn Mark 2nds. Meeting ends at 7.59pm

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