Minutes
Charline Place Board Meeting
November 28, 2006
6:30pm in the Laundry Room

Roll Call: Lili, Sharon, Karen, Mark, Criss
Management: Kathy Andersen & Brian Sanders with Colorado Management, Inc

Meeting called to order at 6:30pm.

Meeting Minutes: October 24, 2006 & September 26, 2006 presented for approval Lili motion to approve Mark 2nds.

Financials-

Cash Account	$37,323.60
Saving Account/Reserves	$24,465.97
Total Current Assets	$61,789.57
2007 Budget	

Old Business/Action Log:

Guest Speaker Ray Kramer to discuss building restoration
Two Contractors – Repair masonry & it would save money to have Brian act as project manager. Building Restoration Inc. good company to handle work with board direction. Phase work and funding schedule presented. Lili states that even in the best case scenario there is going to be a large assessment to the ownership. Best interest for everyone is to get as many of the grants that are available. After assessment then the amount needed to complete work should be available. Ray would like to have a decision to move forward with the assessment along with a stragey to move forward. 1st step is to determine a representative. Ray needs a retainer to move forward. $10,000.00 is approximately what is needed to get started. Lili motions to retain Ray Kramer to begin assessment for historical restoration Karen seconds, all in favor. Karen has volunteered to act as a volunteer as the Board rep for this historical project.

New Business:

Lili suggests a different approach for the annual meeting. Each board member need to take 10 units and talk to them about if they are going to be at the meeting or pick up there proxies. E-mail board with break-out of what each unit's assessment would be based on 40 45 50 thousand same as monthly dues are assessed. Check into how the last assessment was handled. Penalty imposed only if late. Budget at least 1,500.00 a month earmarked for restoration project.
Steve Rule has all the door contact information. Add contact information to proxy. Storage Stacy do you have a list? Erik Smith has a rentor in his unit. Check to see if Mark is deeded storage. Carriage house washer/dryer??? Dryer vent showed up, check to see what has been done. Find letter what is the deal. Fine letters CAROL CAROL CAROL!!!!!!!!!!!!!! Altered exterior rectify in 30 days for fines will be imposed. Window violates historial value. No architectural approval. What percentage is quorum???

Announcements:

Next meeting will be December 26, 2006 at 6:30pm in laundry room.
Annual Meeting due in February, Lili motions to set annual meeting for 27th of February at 7:00pm. Chris & Mark would like to stay on board Karen would like to stay involved as restoration committee chair, Sharon will also stay. Annual Meeting will to be held in the laundry room. Have extra proxies for board members. December meeting cancelled proceed to Janaury 2007.

Adjournment: Lili motions to adjourn the meeting t 8:37pm Karen 2nds, all in favor.

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