Charline Place
Board Meeting Minutes
January 22, 2008

Meeting was called to order at 6:38pm

Roll Call:
Board Members: Sharon Hendrickson, Stacy Schurman, Karen Maginn, Criss Bradbury, Chris Sergeant
Members: Chris White
Management: Kathy Andersen, Brian Sanders & Steve Smalley, Colorado Management & Realty, Inc.

Meeting Minutes: The December 4, 2007 minutes were presented to the board for approval. Stacy motions to approve the minutes with corrections, Sharon 2nds, all in favor.
Karen asked that the record show that she as treasurer signed the contract with the Sate historical society which address the assessment.

Financials:

Cash-Main Acct.	$23,863.83
Savings Account Reserve	$33,697.37
Restoration Fund	$40,606.67
CD	$10,000.00
Total Current Assets	$108,167.87

Financials will be forwarded by e-mail
Stacy submitted a receipt for pizza at the annual meeting for reimbursement.

Chris White is in attendance to state his case in regard to the carriage house water damage. Chris White is asking why it has taken so long to have this situation addressed. Basically wants to know if he can expect this to be repaired. Chris states that this situation started about 7 years ago. Stacy states that she and Lily inspected and didn't see any water at the time. Chris states that water went straight down the wall and went down and under the floor which cause the floor to bubble. This situation started after he moved in and replaced the carpet with floor. This problem is on the north the side and has been a problem for 7 years. Karen suggests that maybe Ray Kramer should take a look at this during an on-site visit and if he determines this was an issue from outside water we could take it from there if no issue found Chris White stated he would be ok with the outcome. Board asks that Chris White provide a time line of these occurrences or sequences of events. Chris White believes this was reported at about the same time as when Colorado Management took over the management of the community. Chris feels like his issues were ignored and Chris White is not willing to ignore this situation. This board is not familiar and neither is the current community manager familiar with the situation. Ultimately Chris White would like to have someone come out and inspect the situation. Karen asks for Chris White's availability and states he will make himself available. Chris Bradbury would also like to see what improvements or changes have taken place in Chris Whites unit. Structure of this entire building is in question at this time and that is why we are moving forward with the renovation project. Criss White asks that the communication between himself and the management company be more professional. KATHY INTERJECTS THAT CHRIS IS NOT THE OWNER OF RECORD. The only thing in the court yard area that belongs to the association is the BBQ, flower pots belong to Chris White and he will remove his items. Chris White proved documentation that the owner has appointed him responsible for maintenance of this property. Late fee on Chris's account, was this corrected, Sharon states that she noticed an e-mail that the correction was made.

Approved

Old Business/Action Log
The 2007 action log was presented and closed out and will be filed in the associations permanent record.
Storage unit identification is still in progress.

New Business – Add to action log:
The 2008 action log was presented and open items
Damage because of the fridge needs to be charged.
Chris W knows that there is a dishwasher in that unit because when it was installed it caused damage to his unit. Not aware of washer. Bill 44 for damage. Brian asks if there is a key to carriage house and Sharon states that she will provide a key for carriage house and put in lock box.

Ask Stacy if pest Control Company is noticing her when services are preformed.

Karen asks about online banking wanted to know if Steve has done anything. Stated that Jim Ligget was suppose to contract Karen, Steve had heard nothing more at the end of today. Karen states UMB is trying to consolidate accounts to read only.

Karen is going to check to see if another audit for 2007 is necessary. Kathy states that the sooner we can make a decision regarding the audit the better.

Announcement: Next meeting is scheduled for February 26, 2008, at 6:30pm until further notice will still take place in the laundry room.

Adjournment: Chris moves to adjourn at 7;40pm Sharon 2nd all in favor.

Approved