Charline Place
Board Meeting Minutes
March 25, 2008

Meeting was called to order at 6:38pm

Roll Call:
Board Members: Sharon Hendrickson, Criss Bradbury, Chris Sergeant,
Management: Kathy Andersen & Brian Sanders, Colorado Management & Realty, Inc.

Meeting Minutes: The January 22, 2008 & the February 26, 2008 minutes were presented for review and approval. Criss Bradbury motions to accept the January minutes with corrections Chris Sergeant 2nds all in favor. Chris Sergeant notions to accept the February minutes as presented Sharon 2nds all in favor.

Financials:

Cash-Main Acct.	$38,608.97
Savings Account Reserve	$34,724.98
Restoration Fund	$ 5,422.95
CD	$10,155.61
Total Current Assets	$40,000.00

Old Business/Action Log:

Brian (CMR) suggested that Jammco take a look at the hole in the hall by unit 21, workmanship was not very good and the board agreed.

Hole in ceiling over stairs by #1 was not done due to scheduling conflicts will arrange for Jammco to address 21 area and 1 at the same time.

Criss Bradbury question if any one knew anything about the liquor license for the Roslyn Grill and Chris Sergeant stated the he thought the hearing was for April 12, 2008. Sharon interjected that she thought that Todd would be attending. Kathy stated that the more people that could attend the meeting the better. Chris Sergeant said he would verify the information and post a notice on the doors to see if Charline Place could increase the attendance of their community.

Brian (CMR) is working with Mike unit #41 to get the billing issue solved.

It was determined that the door work has been completed and both doors are working at this time.

CMR maintenance is in the process of identifying the mold issue that was raised by
Vanessa Bueno in unit #42.

The work in unit 35 was discussed and it was determined that Criss Bradbury will research the declarations to determine what can be done in regard to construction/renovation work that has been done in this unit.

Kathy stated that she has not heard from anyone regarding the work that needs to be done on the windows for Todd, Gayle and Sharon and would follow-up with the window company. Sharon stated that no one has called her to arrange anything.

Brian (CMR) needs to complete the alternative method for lock boxes.

Approved

CMR is still trying to find someone to address the care of the terrazzo tile and believes that Building Restoration Services may have a contact; Kathy will follow up with them.

The board would like to see the whole storage unit project finalized. A deadline for completion was set for the June meeting (June 24, 2008).

Criss Bradbury agreed to move forward with contacting Caleb's in regard to the roof.

Sharon stated that is receiving the notices in regard to pest control but feels sorry for the vendor because they are hand written and he has to write so many. Kathy will speak to Yadira and see if she can e-mail something to be posted versus the hand written notes.

The requested Excel spreadsheet was presented to the board and Brian explained usage.
Criss Bradbury states that the price of energy has gone us and doesn't feel it is necessary to go any further with this. New boiler usage has been consistent.

The late fee policy was discussed and the board requested that the letter that was sent out last year be redistributed to the board members.

I was determined during the walk thru with Ray Kramer that the gutter on the carriage house need attention. The board would like to get two bids one for the diverter and one for the down spot. If the cost of the diverter is under $1000.00 just get the work done but board would like to review bid for the down spout repair.

Due to confusion in regard to the carriage house and the renovation the board would like CMR to review the contract that was signed with Ray Kramer. Once the main building assessment is complete the board will address the same issues on the carriage house (windows, doors, etc.)

New Business – Add to action log:

The restoration assessment is due March 31, 2008 so the board discussed collection of the outstanding balances. Kathy explained the present collection policy and it was determined by the board that this same policy would be adhered to in regard to the assessment collection and they would like to review outstanding balances at the meeting in April.

Kathy presented the insurance renewal from Pelition who was successful in negotiating an annual premium reduction of $788.00 or 7.58%. Discussion was entered into regarding the need to increase some areas of coverage (Building Coverage) during the restoration time. Kathy will invite Steve Shefferly to attend the next meeting.

There has been some problem with the washing machines (#5, 6, 7, and 8). The water fills up but is doesn't drain and there is some occasional spillage. Automatic Laundry 303-371-wash.

Announcement: Next meeting is April 29, 2008 t 6:30pm in the laundry room

Adjournment: Criss Bradbury moves to adjourn Chris Sergeant 2nds all in favor, meeting adjourned at 7:57pm

Approved