Charline Place
Board Meeting Minutes
July 29, 2008

Meeting was called to order at 6:35p

Roll Call:
Board Members: Sharon Hendrickson, Chris Sergeant, Criss Bradbury, Stacy Shurman & Karen Magnin
Colorado Management: Brian Sanders

Meeting Minutes: May minutes need to be sent by e-mail for approval.

Financials:

Cash-Main Acct.	$28,237.28
Savings Account Reserve	$36,783.71
Restoration Fund	$47,556.72
CD	$10,215.76
Total Current Assets	$40,000.00

Questions arose in regard to the budget comparison. The month to date and the year to date are exactly the same, need to get clarification from Steve.

The board approved that the attorney status report can just be e-mailed instead of being included in the board packet.

Old Business/Action Log:

Storage unit – Need to pursue price to have them built.

New Business – Add to action log:

Building Cleaning – Elizabeth will be moving and Stacy & Stacy Mom will take over the cleaning beginning August 1st. In addition the board would like to secure bids for the building cleaning and Stacy will be providing a scope of work for the bids. This scope of work should be detailed enough as to make good comparisons. Board wants a monthly and quarterly bid.

Gayle/Water Pressure – Letter needs to be sent to Gale quoting the declarations stating that it is the owner's responsibility.

Boiler Maintenance - Board agrees to schedule Broomhall to perform the yearly maintenance on the boiler system this will take place in September upon boiler start-up.

Gutter Cleaning - Board wants to get this scheduled for November/December.
Gutter Repairs - Board wants Brian to meet with Ray and the gutter people in regard to gutter repair. Board would like to be provided with a scope of work and the cost to have it done. (Caleb's).

1421 – Dry wall issues between unit 23 and the basement door. Work needs to be completed to match the present state.

Lights – 1st floor lights in the 1421 side back hallway need to be replaced or repaired. CMR will see if this is something they can repair before an electrician is called in.

Approved

1441 – Smoke detectors on the 2nds floor and stairwell are dismantled. Need repair or replacement.

1421 – 2nd floor stair case rail is loose and bent.

Carriage House - Need to have all the exterior lights checked.

Carriage House (1419) – Stucco in the alley bid for repair, also the southeast corner of the carriage and just below that there is a hole that needs to be filled in.

Carriage House – basement staircase wall needs to be tuck pointed. (Check with Denver Masonry and Karen will also be providing a vendor.

Water Leak - After the new pipe was installed the carriage house started experiencing water flow problem with low water pressure. Broomhall will be called into the evaluate the responsibility of who the pipes belong to.

Announcement: Next meeting is August 26, 2008 at 6:30pm in the laundry room

Adjournment: Meeting ended at 8:00pm

Approved