Charline Place
Board Meeting Minutes
April 29, 2008

Meeting was called to order at 6:08pm

Roll Call:
Board Members: Sharon Hendrickson, Chris Sergeant & Karen Magnum
Management: Yadira Rodriquez & Brian Sanders, Colorado Management & Realty, Inc.
Guests: Ray Kramer & Steve Shefferly

Meeting Minutes: The March 25, 2008 minutes were presented for review and approval. Chris Sergeant motions to accept the minutes as presented Sharon 2nds, Karen abstained as she was not at the last meeting.

Financials:

Cash-Main Acct.	$25,712.00
Savings Account Reserve	$35,239.58
Restoration Fund	$47,548.89
CD	$10,155.61
Total Current Assets	$158,656.08

Ray Kramer was present to discuss progress with the grant process and will be submitting application for the October 1 grant request.

Steve Shefferly with Pelition Insurance was present to answer questions regarding insurance coverage for the upcoming renovations. It was determined thru this discussion that the following changes will be made.

1. Worker's Compensation Coverage will be added
2. Business Personal Property Coverage was reduced to $2500.00
3. Employee dishonesty to $20000.00

Old Business/Action Log:

Windows – Ray volunteered to meet with the window people to discuss the issues that the vendor he recommended is having with doing this work in the middle of the renovation project. Ray is suggesting that we ask the vendor to provide bids for complete restoration of the windows and also a temporary fix price to make the windows functional. Ray also agreed to review the bids that are provided by Lyons.

Ray is meeting the restoration group and will e-mail the tile information this week.

Gutters for 1419 needs to done.

Todd's radiators – What is the result of the radiators.

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New Business – Add to action log:

Community Letter - Karen would like to update the members with what is going on with the restoration.

Vendor Info – Ray needs a narrative of the services of the building. This needs to be completed by the next meeting. Ray will provide a template to follow.

Light Fixture - 1441 Light fixture globe needs to be reattached.

Fire Alarms – 1421 Smoke alarm/fire alarm did not go off like it was suppose to.

Emergency lighting did no come on with the power outage last week.

High efficiency washer/dryers – They are not being provided to commercial customers at this time.

Announcement: Next meeting is 27, 2008 t 6:30pm in the laundry room

Adjournment: Sharon motions to adjourn at 7:40pm Chris Sergeant 2nds meeting adjourned.

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