Charline Place
Board Meeting Minutes
May 27, 2008

Meeting was called to order at 6:08pm

Roll Call:
Board Members: Sharon Hendrickson, Karen Magnum, Criss Bradbury, & Stacy Shurman
Members: Angela Wainwright
Colorado Management: Kathy Andersen

Meeting Minutes: The April 29, 2008 minutes were presented for review and approval. Criss Bradbury motions to accept the minutes as presented Sharon 2nds, all in favor.

Financials:

Cash-Main Acct.	$28,124.76
Savings Account Reserve	$35,753.91
Restoration Fund	$47,536.91
CD	$10,155.61
Total Current Assets	$161,571.19

The board expressed that they are very happy that 97% of goal was met in regard to the renovation assessment and Criss would like to thank CMR for their effort and experience in handling an assessment of this size.

DRC:
An Association Improvement Request form was submitted by Matthew Posy, unit 1421-30 requesting to expand a closet door. After reviewing the information provided Criss motioned to approve Stacy 2nds, all in favor. Kathy will contact them and let them know of the approval. Criss questioned how it could be documented that the association hold no indemnity, Kathy will check with Steve and get back to everyone may need to change the wording on the improvement form.

Old Business/Action Log:

Karen has not completed the letter to the community regarding the status of the renovations and grants and tonight asked for what the board thinks she should include in this letter. Everyone present agrees that a thank you is in order to everyone who paid their assessment on time which resulted in 97% of the assessment being collected. The accomplishments for the past year need to be noted along with the amounts of money that have been received so far. Karen will put a draft together and Criss will review before Kathy mails to the community.

Due to the fact that there is no bike rack at the present time the board would like it noted that they are in the process of determining where to put a bike rack and what type to buy and would like to have something to post on the doors asking people to please not use the tree's, or stair railings. Kathy will put something together and e-mail it to a board member to post.

Criss motions to get a new tree, Sharon 2nds. Chris Seagrant will serve as point person. Sharon is going to check into getting a tree wholesale from the company that handles the landscaping where she works and Kathy will also contact All Phase who handles Charline Place to see if there is a possibility get a tree wholesale from them and if so will have Chris Seagrant contact them to arrange getting it to the property.

Storage units – It looks like we are still going to need two storage areas in order to give every unit a storage area. A couple month ago the person using storage unit #27 said it would be okay with them to spilt that unit into two storage area, Stacy said she thought she requested this in a e-mail which Kathy remembers. Kathy will check for the e-mail so that we have documentation and can

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move forward to create and additional storage area there. Then it was determined that the area behind the laundry room could also be converted into two long storage areas. The cement needs to be addressed and then it was agreed to covert this area into the two storage units which would actually create and extra unit that the association could rent out if someone needed the extra space. Also it looks like unit 21 is using storage unit #32. There is now a space for Chris White to have a storage unit. Also it was decided that we are far enough along in this process to go ahead and start labeling the storage areas so that we will have a good record of who has what. Kathy will order the labels (47) and Stacy has agreed to do the labeling. One finalized Stacy will provide CMR with a map and will keep it updated from this point on.

It was also agreed that unit 75 be converted into a meeting room, Stacy, Karen and Angela have volunteered to take on the task of cleaning out the room but that it would not take place until September when everyone's schedules slow down. It was also discussed that during the Taste of Colorado in September would be a good time to have a community garage sale and any items in unit 75 that were not claimed could be put into the garage sale.

Unit 21 water leak – The board would like to know what caused the leak and who paid for it.

Laundry Room Flooding – Board asked if the area by the sink could just be cut out and snaked to help with the drainage.

Gutters – Brian promised two month ago to get the gutter repaired on the carriage house and that has not yet been done. The board would like to see this be a priority. Kathy interjects that when Ray Kramer, and the window vendor and CMR have their site visit they plan on addressing the gutters. Karen notes that the u-shape area at the back of the building/alley side has a piece of the gutter missing which make it look like the water just flows out freely and there are area where it looks there holes in the gutter. Stacy questions why the vendor that has handled the roofing has not brought any of this to their attention. Kathy will discuss with Scott from Calebs. Any repairs that are done need to make sure water flows away from the building.

New Business:

Alarm beeping on 1421 Side on the first floor. Please arrange to have building checked.

There is a light bulb gone in the hall way by unit 75.

The hasp on the storage lockers between building 1421/1441 has been broken and needs to be replaced. Do not change the combo on the lock.

Kathy briefly discussed the idea of fund raising to help with the renovation process and Karen brought up the idea of being on a home tour and then the idea of a Halloween Tour. Kathy thought it might be fun to do a Halloween tour and decorate. This could turn into a yearly event, maybe some residents would be willing to open their units for viewing and it could be fun to have some people in costume. This idea was discussed during the walk-around of the storage units so Kathy will put it on the agenda for the next meeting. Also could give some attention to the building.

Announcement: Next meeting is June 24, 2008 at 6:30pm in the laundry room

Adjournment: Criss moves to adjourn the meeting at 7:43pm, Sharon 2nds, all in favor meeting adjourned to walk thru the storage unit area, which during this time Angela was able to inform Stacy of the storage area that goes with her unit.

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