

CHARLESTON PLACE ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MINUTES

February 14, 2022

CALL TO ORDER

The regular meeting of the Board of Directors was called to order at 6:01 p.m., in person at the on-site clubhouse. In attendance were Seven homeowners, Board Members Kristen Triemstra, Brenda Gies, Olivia Omega and Louise Jones-Berry. Monique Diego was present representing Service Plus Community Management.

HOMEOWNER FORUM

1. Security
2. Clubhouse
3. Security Cameras on property
4. Parking, Towing and Notices
5. Gutter Repairs

APPROVAL OF MINUTES

The Board of Directors reviewed the minutes of the October 11, 2021, meeting. A motion was made and seconded to approve the minutes as submitted. The motion carried.

FINANCIAL STATEMENTS

Financial statements for September- December 2021, were presented. A motion was made and seconded to approve the statements as submitted. The motion carried.

ASSOCIATION BUSINESS

- Pool Repair- SP to get updated proposals for the 2022 Season.
- Clubhouse- Plumbing complete, plumbing lines to be blown out. Currently awaiting the approval from the Insurance Carrier. SP to schedule a meeting with the insurance agent and board of directors.
- Security- Board is working to get a bid for security gates at the entrance. The board would like a security system with phone app entrance. SP to get updated quotes for the app and gate install.
- Tow Notice to owners- SP to send notice to owners for April 1, 2022 start date.
- 2021 Audit and Taxes- A motion was made and seconded to approve the proposal from Dale Weidner for \$315.
- Gutter and Downspout Cleaning- SP to schedule with Lift.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 6:48 p.m. The next meeting will be Monday, April 11, 2022 at 6:03 p.m. at the on-site Clubhouse.