

**CHARLESTON PLACE ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
August 8, 2022
6:30 PM
Charleston Place Clubhouse**

1. **CALL TO ORDER & ESTABLISH A QUORUM:** Kristen Triemstra called the meeting to order at 3:30 pm.
Board Members present: Kristen Triemstra, Brenda Gies, Olivia Omega, Louise Jones-Berry and Alex Schubert.
Board Members absent: None
Minutes taken and transcribed by Mark Dougal CMCA, AMS.

2. **HOMEOWNERS FORUM:** There were 25 owners present. Topics discussed were: Clubhouse AC, broken pool cover, when will the pool be repaired and open, violations, why change management companies, trees and work orders.

3. **BOARD MEETING MINUTES:**
 - **Motion:** to approve the June 13, 2022 minutes as written was made, seconded and passed unanimously.

4. **PRESIDENT’S REPORT:** n/a

5. **FINANCIAL REVIEW:**
The Board reviewed the attorney status report and the delinquency report.

On a motion duly made, seconded and unanimously carried it was resolved to accept the July 2022 Financial Statements as presented, subject to final audit.

6. **UNFINISHED BUSINESS:** None

7. **NEW BUSINESS / TOPICS FROM THE BOARD:**
 - Colorado Property Management Group and new association manager Mark Dougal was introduced and a few owner questions answered. He announced that there will be a meet and greet with doughnuts August 13th at 9 am at the clubhouse.
 - On a motion duly made, seconded and unanimously carried it was resolved to approve the clubhouse stair replacement bid from Front Range in the amount of \$3,920.00
 - The Board reviewed a few bids to get the clubhouse AC up and running. This was tabled for further evaluation and discussion.
 - On a motion duly made, seconded and unanimously carried it was resolved approve the Assessment Collection and Covenant Enforcement and Fine policies.

8. **ITEMS APPROVED BETWEEN MEETINGS:**
 - Colorado Property Management Group - \$36,000/year

9. **MANAGER’S REPORT:** Managers report of daily operations was reviewed by the Board.
Property Inspection Report – Submitted to the Board in writing.
 - **Violations/Fines:** None

10. CORRESPONDENCE:

- The Board reviewed an email from an owner about a sewer backup that occurred in November 2021.

11. SET NEXT MEETING DATE: September 13, 2022 – 6:30 PM - Zoom

12. ADJOURNMENT – The meeting was adjourned at 7:30 pm.

13. EXECUTIVE SESSION: None

Board approval

Date