



Minutes from Board Meeting on 1/31/11

All board members were in attendance.

Previous minutes approved after being reviewed

Board opened meeting and discussed the issue of putting up the notification board so that the residents of Charleston Village can be aware or reminded of the upcoming meeting.

The board meetings will continue to be held on Monday. Although, the start time was changed from 6:30 pm to 7:00 pm to accommodate members' schedules. It was also recommended that an email be sent to the committee members one week prior to meetings in hopes of their input and attendance.

Quarterly meetings were scheduled. The following meeting dates are:

- March 21st
- June 20th
- September 19th
- November 7th

Financial Report:

- Charleston Village Treasury report indicated a \$40k surplus.
- Budgeting for the remodeling of the entrances into Charleston Village. The grounds committee gave a quote of \$21k for the project. After a discussion among the board, the board agreed that 21k was excessive for this project. Therefore the board is requesting the grounds committee submit the proposal in detail. It was also agreed upon that a budget of 12k should be sufficient for this project. Board and Grounds Committee to meet on March 21st at next scheduled meeting to discuss this in further detail.

Committee Reports:

- Pool Committee would like bathrooms in club house and pool area remodeled
- Social Committee – nothing noted
- Communications Committee – nothing noted
- Welcome Committee – nothing noted

Swim Team - As of this meeting it was noted that, because no one has stepped up to take charge of the CV Swim Team there will be no team this coming season. In order to remedy this problem, Bob Schmedding has agreed to send a letter and or emails to last years members notifying them of the situation. This is being done, in hopes that someone will come forward to head this activity.

The pool contract with Chase Pool Management was debated. It was mainly to talk about the payment schedule and how in the past Chase Pool Management was nickel and diming us. Beth was approached by the board to look at other possible pool maintenance companies or to inform Chase that past practices of nickel and diming Charleston Village will no longer be tolerated.

Duck poop stains in the pool to be removed. Before hiring a contractor to do this, it was recommended that the company who resurfaced the pool last year be contacted to see if this was under some kind of warranty. It was also noted this is to be completed prior to the opening of the pool.

Play Ground Repair – Bolt bracket on one of the baby swings broke and a new one has been ordered.

There were 21 violations issued last month to various residents of Charleston Village. Most serious were for, four parking violations.

2421 Castleburg Foreclosure Sale – The board discussed in detail the options on how to proceed with this and what the legalities are. Beth explained to the board the legal procedures and how as an HOA to go after past dues owed. After a lengthy debate, the board voted on whether or not to continue the foreclosure on the property. In a majority vote, the outcome was to continue moving forward on foreclosure proceedings.

Beth asked if we wanted to use the same company as last year to do the Audit. The same company was approved.

It was approved by the board for the steps leading to the club house be repaired and stained and the columns out side the club house entrance be straightened.

Tim O'Hara looking into getting a three line phone system in the club house area.

Bob Schmedding motioned the meeting be adjourned and Hugh Cameron seconded the motion.

Items to follow up on for next meeting: Swim Team status? Play ground Repair?
Castleburg foreclosure, Audit, Phone system in club house area? Pool Stains?
Pool contract issue? Stair & column repairs, Entrance to CV updates?