

**Carpenter Village Association
Annual Meeting Minutes
December 1, 2015
Held at the Carpenter Village Clubhouse**

A Quorum being present, Bob Hodor, President, called the meeting to order at 7:11 PM. Members of the Board were introduced ó Tom Macie (Vice President), Jim Ruehle (Treasurer). David Bowersox (Member at Large) was not present. Jennifer Wichowski, Community Manager and Laura Moushegian, Administrative Assistant with Omega Association Management were recognized.

Cary Police Officer Ken Collins gave a brief presentation covering scams, going to the website for crime information in the area, solicitors needing a permit to solicit in the community. It was noted that there had been very little incidents, all minor and overall the community is safe. Although the numbers were low, he identified vehicle larcenies from unlocked vehicles as the most frequent crimes. He recommended that homeowners lock their doors, garages and cars as prevention methods. He provided other tips to be more proactive, such as use lights in the house to make the house look lived in when away from home; watch placing õbig ticketõ item boxes in your trash as it advertises what you have; and to utilize the Police Department's free home/safety security checks. Officer Collins responded to questions from the audience and encouraged residents to call them about any suspicious activity.

Patrick O'Neal and another representative from The Real Estate Company in Durham presented the new mixed use plans for the commercial area at the front of the community. They fielded questions from the audience and urged homeowners to be involved in the Town's processes to show their support of the project.

The minutes of the 2014 Annual Meeting, held on December 4, 2014, were reviewed. Jim Wallace motioned to approve the minutes as written, Brenda Johnson seconded and the motion passed.

Bob Hodor reported on the Board's activities in 2015:

- Held open sessions at the beginning of each Board meeting for membership input. The first 15 minutes of each meeting remains open for homeowners to voice concerns.
- Correction of drainage problems at playfield
- Replacement of masonry caps at Hamilton Hedge entrance
- Completed the Lake Trail
- Google Fiber & AT&T and all the discussions/research that lead to them using the Town of Cary easements
- Macon's Pond made changes to meet local codes
- Reopened the clubhouse to rentals by residents after acquiring service provider to handle turnkey process. Going well.
- Renewed the 2016 pool maintenance contract with Triangle Aquatics and extended the pool season later into September and decreased lifeguard hours during school days
- Pool- Repairs to pump house plumbing, new pump motor, chairs refurbished & new umbrellas
- Social- special thanks to the Social Committee- need new members
- Playgrounds- replaced pickets and repaired
- Tennis- latch repairs and new center strap
- Removed Beaver dam from storm water inlet
- Installed solar lighting at some entrances without lighting.

- **Landscape Projects:**

- West of Louis Stevens ÷South Lot÷ new sod, plantings and trees
- West of Louis Stevens ÷North Lot÷. Design meetings with Cary, discussions around TOC÷ Easements, final design and implemented with new SOD, picnic tables and benches
- Corner of Laurel Wreath, Bermuda Sod, and plantings at the corner
- Macon÷ Pond Playground, bushes, roses and mulch to screen from the alley
- Devil Strip Repairs. 19 Devil strips along the common areas were improved with Liriope Plantings and mulch
- Second Mulching to come

2016 Budget Presentation for Ratification:

Jim Ruehle presented the financial report noting a positive income to expense ratio. Once the 2015 year end actuals are known, any unspent monies would be placed in the Reserve Account for future expenses. He highlighted the value of the Reserve Study which takes inventory of the HOA÷ infrastructure and produces projections for replacement of capital assets as well as cash flow recommendations to fund these. Jim then presented the 2016 budget and explained the project-based methodology used to allocate expenses. Steven Gebeaux motioned to ratify the 2016 budget, seconded by Wolfgang Losken. The motion carried and the 2016 Budget was ratified. Jim Gormacki noted his vote of ÷Nay÷ based on the request of Madison Place for payment of berm plantings which the Board had not approved.

Election of Board Member:

The election of two (1) Board member followed. With no nominations coming from the floor or prior to the meeting, candidate Jim Ruehle was re-elected by acclamation for a three year term. The Board now is a three member board of directors.

Committee Reports presented:

Steven Gebeaux, from the Social Committee, reported on 2015 Events and solicited new help due to several key members moving out of the community. There was no reports from Pool or ARC Committees. Bob Hodor noted that 27 ARC Submittals were reviewed.

Open Discussion:

The following items were brought to the Board÷ attention during Open Discussion:

- Town of Cary Greenway plans. Robert Hodor noted that he had recently talked to the project manager and he had noted it was not in the Town÷ budget at this time and still in the planning stages. There are issues with the width of the trail per requirements as well as the Town does not have a legal easement to the CV trail.
- Street Trees- the homeowner at 611 Carpenter Town Lane expressed concern on the street tree in front of his house needing to be pruned back. It was explained that the Board has been working on a plan to handle the declining street trees as well as the maturity of the trees and the next steps for maintenance and replacement.
- Pine trees in the common areas on Potomac Grove possibly being dead.
- Tom Macie reported on the new community website.
- Access to the tennis courts and ways to restrict access.

There being no further business, Pam Martin motioned to adjourn. Jim Wallace seconded the motion and the motion carried. The meeting adjourned at 8:45 PM.