

**CARPENTER VILLAGE ASSOCIATION  
BOARD OF DIRECTORS  
MEETING MINUTES  
January 15, 2015**

Jim Ruehle called the meeting to order at 7:02 P.M.

Members Present: Jim Ruehle, David Bowersox, Tom Macie and Dennis Carrai

Members Absent: Bob Hodor

Others Present: Jennifer Wichowski of Omega Management

**OPEN SESSION**

Dick Gromacki, Madison Place Board President, gave an account of issues with RDU Paving trail work and damage in Madison Place. Jennifer will communicate with him when the work is complete and coordinate with RDU to do a walk-thru inspection.

**Election of Officers:**

The election of officers took place with Jim Ruehle motioning that Bob Hodor remain as President, Tom Macie serve as Vice President, Dennis Carrai serve as Secretary, David Bowersox as Member at Large, and he remain as Treasurer. David Bowersox seconded the motion, which carried. Officers for 2015: Bob Hodor, President; Tom Macie, Vice President; Jim Ruehle, Treasurer; Dennis Carrai, Secretary and David Bowersox, Member at Large.

**Minutes:**

Tom Macie motioned to approve the minutes from the November 13, 2014 meeting. Dennis Carrai seconded the motion and the minutes were approved.

**Treasurer's Report:**

Jim Ruehle reported on the Preliminary Year End December financials explaining that the books would be held open until the end of January to allow for the capture of all 2014 income and expenses, which were accepted. Action on delinquent accounts was deferred to Executive Session.

**Management Report:**

Jennifer reported on the following:

Trail Paving Renovation Project- progress, final walk thru with RDU Paving to be scheduled to address issues.

Monument caps at Hamilton Hedge – installation complete.

Drainage issue at President's Walk & Morrisville Carpenter Road being addressed.

Quote for Gazebo lighting proposal anticipated. Provided ballpark for LED lights.

Discussion and direction was given from the Board regarding basketball goals (portable are permitted but permanent require ARC submittal and approval; not permitted in street) and trashcans should be concealed. Board members concurred and asked that members be reminded about the rules following the next neighborhood tour.

Jennifer reported that there had multiple incidents of vandalism from driving (making doughnuts) on the common areas.

### **Old Business:**

Website – Tom Macie reported that the new site is nearing completion. Dennis Carrai is working on letter from the President/Welcome Letter. Dennis has also been talking with a homeowner about communication on the website and ways to keep it updated. Tome Macie working with Tom Gordon to finalize the distribution list in an effort to retain user names and passwords via export.

Macon's Pond Aeration – Installation of fountain currently on hold. Timers for existing pumps were installed as an energy conservation measure. Tom Macie installed a lock on the timer box and provided keys to Omega and Foster's Lake & Pond Mgmt. Bob Hodor to provide update at next month's meeting.

Common Space Enhancements (Grounds)-David Bowersox reported on the Parcel #1 & #2 projects behind Dominion Hill. He will be meeting with the nearby homeowners in this area to get their feedback on the possible project. Jennifer is to get quotes from Wakefield on sodding/leveling the area to improve. Perhaps to do the sodding in advance of the other parts of the project. Board will look at all quotes and projects for the entire community to decide which to do for 2015 per the budgeted amount. Consideration also being given to the new trail and further landscape needs following completion.

### **New Business:**

Meeting Dates & Times- meetings will remain scheduled for the 3<sup>rd</sup> Thursday at 7:00pm.

Solar Entry Lighting-David Bowersox completed the installation of the solar lighting at the entrance to Dominion Hill. The cords were too short to reach the optimal sunlight in a couple of places so extensions to be purchased. Asked for an opinion on them for possibly installing more solar elsewhere where entrance lighting is not in place. Jennifer to confirm with Wakefield that they will bury the wires so they are not damaged. David suggested having the signs and monuments cleaned. Jennifer to look into.

### **Committee Reports:**

#### Architectural:

The Board accepted the Committee's recommendations to approve the following submittals:

Lot #463– remove existing deck; install paver patio & walk

Lot #257- extend landscape border

Lot #30- remove existing pergola; install 4" black alum fence; plant trees.

#### Pool:

Jennifer to confirm with Inga Allred, Chair, that there are no further outstanding items for the 2015 season that need approval.

#### Rec/Social:

There being no apparent discussion regarding 2015 events thus far, Jennifer to reach out to Tom Gordon about possibly being the Chair or Initial Organizer to organize social events.

The next Board of Directors meeting is scheduled for February 19, 2015.

There being no further business, David Bowersox motioned to adjourn the meeting, seconded by Jim Ruehle. The meeting adjourned at 9:15 PM.