

**CARPENTER VILLAGE ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES
March 3, 2015**

Robert Hodor called the meeting to order at 7:00 P.M.

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

Others Present: Jennifer Wichowski of Omega Management

OPEN SESSION

Allen Koeppel and Dick Gromacki, Madison Place Board members, presented action items they request be completed by an established time table. Items included berm pruning, noise barrier/buffer to control/noise abatement, Northern alley paving/repairs. It was clarified that based on the engineers report 2/3 of the alleys were repaired leaving 1/3 to be done at a later date with no timetable. Allen & Dick requested that two entrances to the alleyway be attended to in the interim. It was agreed that Allen and Dick would be involved in the inspection for quoting a price on their section of alley repairs.

Minutes:

Jim Ruehle motioned to approve the minutes from the January 15, 2015 meeting. Dennis Carrai seconded the motion and the minutes were approved.

Treasurer's Report:

Jim Ruehle reported on the January 31 and February 28, 2015 financials, which were accepted.

Committee Reports:

Architectural:

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

Lot #156 house color change

Lot #115- remove existing front door and side lights; install double doors

Jennifer to schedule a meeting with the ARC Committee to make introductions and confirm policies.

Pool:

Inga Allred requested to have 2 swim team coaches allowed "member privileges" during the swim team season. Other teams permit this. A revised version of the Swim Team Agreement was provided for approval as well to incorporate this addition. Jennifer to check with attorney and insurance so board can make a decision. The 2015 Pool Handbook was presented as well. The handbook was approved but Jennifer was to request future edits be provided in an "edits marked" version.

Rec/Social:

David Bowersox motioned to approve the slate of events for 2015. Dennis Carrai seconded the motion and the 2015 Social Events Calendar dates were approved. Jennifer to request more detailed information on the pool party based on the requested increase in that event's budget. Jennifer to work with Myra Ross, Social Chair, on better more professional event signs. As there is no requirement, the outlet for the food trucks will not be redone.

Management Report:

Jennifer reported on the following:

Legacy Berm - Jennifer to have Wakefield remove maintenance of berm from monthly contract and decrease monthly contract amount. Send letter to Legacy Association acknowledging receipt of email from CAS and Board to cease maintenance of the berm and notify CV will abide by their wishes.

Trail Paving Renovation Project- Jennifer to have owner of RDU Paving meet with the Board and walk the trail to find resolution to remaining issues. Have Wakefield look at drainage issue behind homes on Dominion Hill and provide a proposal. Contact RTL to quote on grading field and trail areas.

Management Report (continued):

Drainage issue at President's Walk & Morrisville Carpenter Road- Jennifer will determine if Townhome or Master responsibility. If found to be Master the Wakefield proposal for improvements for \$720 will be utilized.

Quote for Gazebo lighting proposal to be sent to the Board. Jennifer to get a quote on decorative street light that is vandalism proof- possibly installed in the trees.

Old Business:

Website ó Tom Macie reported that the new site is almost complete. Dennis Carrai is drafting letters from the President/Welcome Letter. Jennifer to provide the Welcome Packet sent from Omega. Tom Macie motioned to approve \$200 to utilize a company to transfer the data, confirm that it works and then send out an email to tell homeowners to setup a new password for the new website. Jim Ruehle seconded the motion and the expenditure was approved. Tom asked Jennifer to provide FAQs for the website. Robert Hodor noted the website will need a filter/approval from the Board before things are posted or eblasted from the site.

Macon's Pond Aeration ó Installation of fountain currently on hold. Robert Hodor to talk with the family and offer assistance in disposal of fountains and electrical tap.

Common Space Enhancements (Grounds)-David Bowersox presented a spreadsheet with proposed projects and pricing summary. The need for a lid/hood for the fire pit was noted. Jennifer to look into HOA fire pit rules. Jim Ruehle motioned to approve all 5 common space enhancement projects of approximately \$47,000 based on the 2nd mulching be assessed and placed at the last two months of the year and Jennifer having Wakefield provide a timeline for installation and billing for the projects so cash flow can be determined. Tom Macie seconded the motion and it was approved.

New Business:

Solar Entry Lighting- Jennifer to have Wakefield bury the solar lines about 1ö below ground. David Bowersox to replace one of the lights that is different from the others for \$50.

Carpenter Grove Townhomes- Jennifer to contact attorney that provided the services for the developer for Creekside and have the Townhome Association incorporated into the Master Association with full dues and access to all amenities.

Street Trees- Jennifer to get a quote from a certified arborist on an annual/long term plan for street tree pruning and replacement. Jennifer to confirm with Wakefield on their tree trimming.

Chess Rental Request- The Board approved the reservation. If Omega can schedule cleaning around the event then no fee; however, otherwise a cleaning fee must be paid.

The next Board of Directors meeting is scheduled for April 16, 2015.

There being no further business, David Bowersox motioned to adjourn the meeting, seconded by Dennis Carrai. The meeting adjourned at 9:50 PM.