

**CARPENTER VILLAGE ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES
April 16, 2015**

Robert Hodor called the meeting to order at 7:04 P.M.

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

Others Present: Jennifer Wichowski of Omega Management

OPEN SESSION

Kelly & Audrea Kimura attended to explain points of their ARC Request.

Minutes:

Dennis Carrai motioned to approve the minutes from the March 3, 2015 meeting. Tom Macie seconded the motion and the minutes were approved.

Treasurer's Report:

Jim Ruehle reported on the March 31, 2015 financials explaining the bathhouse plumbing repairs and landscape price clarification for Devil Strip project. The financials were accepted.

Committee Reports:

Architectural:

The Board reviewed the Committee's recommendations for the following submittals:

Lot #2696 Dormer Windows-Approved

Lot #280-Patio, Walk, Fountain- Incomplete more information, detail on dimensions of patio and location of walk.

Lot #184- Change Windows-Not Approved, must have grids in windows per design guidelines.

Lot #220 ó Not Approved, contact attorney to send let to stop work. Sidewalk pad at curb cannot be done must be removed from scope. Need more detail regarding actual dimensions, drainage, and setbacks.

Jennifer to research and confirm set back requirements. All contact at this point through the attorney.

Pool:

The revised version of the Swim Team Agreement needs to be completed and approved to incorporate this addition of 2 swim team coaches allowed ömember privilegesö during the swim team season.

Jennifer reported the attorney's opinion and that insurance had coverage for the HOA. The Board approved allowing the temporary permit to allow the coaches to swim on the team and the fee of \$0.

Jennifer was directed to research the TSA league rules and the attorney's opinion and construct working to make it work.

Rec/Social:

Jennifer working with Myra, Chair, on more professional and long lasting signage. Options of possible signs were provided. Board in favor or options. Further details on Pool Party were provided prior to meeting and approved.

Management Report:

Jennifer reported on the following:

Drainage at Morrisville Carpenter & President's Walk- work completed on drain; was HOA's.

Violation Tour- Trashcan Concealment- Documents state trashcans should be stored in garage or concealed from view, this is the standard and should be enforced. Contact Manager of Townhomes that they must comply and put up cans.

Wake County Dam/Lake Project- Valve replacement still underway and according to last report should be complete soon. Jennifer to ask that they paint the large white pipe brown to conceal it once complete.

Old Business:

Website ó Tom Macie reported that the new site is almost complete. Only piece left is for Tom Gordon to transfer over to the new website. Jennifer to send Tom PDF of how to register for the Omega website so he can post. Jennifer provided welcome package information for Tom and Dennis to see what information was included.

Maconø 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.

Trail Paving Renovation Project- Final Agreement from RDU Paving approved. Jennifer to contact RDU to get work to scheduled and put Wakefield on notice to have them ready to come in with landscaping repairs.

Common Space Enhancements (Grounds)- Wakefieldø timeline for installation and billing for the projects for cash flow discussed. Jennifer relayed the information from the Town of Cary regarding the Parcel #2 Firepit not being permitted per town codes (too close to residential property; will not meet requirements for outdoor burning/fire permit; easement conditions). Options going forward for parcel #1 & #2 to be looked into.

AT&T Meeting ó AT&Tø diagrams of fiber pedestal placement was discussed. Jennifer to contact Brian Edlin, attorney, to determine requirements for easement meeting and vote on alley easement (limiting scope, sub association vs all of Master). Board prefers the alley easement option for installation of the fiber. Jennifer to work with attorney on preparation of voting requirements and proxies.

Request for Jennifer to find amount paid for low voltage lighting at entrances.

New Business:

øGiftø of trees to HOA common area- Bob to contact Mike Hunter to accept a øøGiftø of trees; however, need details of what kind of trees and location.

Homeowner issues related to drainage, alley traffic damage, and street trees damaged by AT&T were discussed.

The next Board of Directors meeting is scheduled for May 21, 2015.

There being no further business, Jim Ruehle motioned to adjourn the meeting, seconded by Dennis Carrai. The meeting adjourned at 9:25 PM.