

**CARPENTER VILLAGE ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES**

October 29, 2015

Robert Hodor called the meeting to order at 4:04 P.M.

Members Present: Robert Hodor, Jim Ruehle and Tom Macie

Others Present: Jennifer Wichowski of Omega Management

OPEN SESSION

Dick Gormacki and Allan Koeppel, from the Madison Place Board, presented a quote to add shrubs to the Morrisville Parkway berm to provide a noise barrier. The irrigation repair payment for the damage done during the trail work and alley paving in Madison Place was also discussed. The Board agreed to consider the requests.

Minutes:

Jim Ruehle motioned to approve the minutes from the September 17, 2015 meeting. Tom Macie seconded the motion and the minutes were approved.

Treasurer's Report:

Jim Ruehle reported on the September 30, 2015 financials. He stated that he is looking at the budgeted projects and where the HOA is YTD. He will meet with Jennifer to go over the forecasts and expenditures to reallocate if necessary. The financials were accepted. The 2016 Budget was presented and discussed. Jim Ruehle motioned to approve the 2016 Budget. Tom Macie seconded the motion and the 2016 Budget was approved.

Committee Reports:

Architectural:

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

- Lot #168 ó Hot Tub ó Approved with the condition that it be placed on the patio.
- Lot #401 ó Outdoor kitchen & fireplace - Approved with the condition that the height dimension cannot exceed 9 feet without ARC Approval.
- Lot #347 ó Exterior paint change - Approved.
- Lot #133 ó Rear addition to home with screened porch - Approved.

ARC Guidelines Revision ó No report on progress from the Committee.

Management Report:

Jennifer reported on the following:

Zoning Violation ó Jennifer has been contacted by the Town of Cary that they believe a homeowner has removed trees from Town property. Jennifer is in contact with the zoning compliance officer to determine exactly where this has occurred and what the next steps are.

Birdhouse- Jennifer is working with Wakefield to try and get a new birdhouse at no charge from Wakefield (who provided the current birdhouse that is in dire need of repair).

Signs- Jennifer is working with the Social Committee on signage.

Jennifer will send out an e-blast on Social Events once the info is received from the Committee.

Old Business:

Website ó Tom Macie confirmed the new site is complete and working well.

Maconø Pond Aeration ó The new fountain head is on and the Town came back out to confirm it is within the noise ordinance requirement; however with all the A/C units running they could not get a good reading. The Town will come back to re-measure. The fountain will run 24 hours per day once it is confirmed it is within the noise ordinance requirements.

Trail Paving Renovation Project- Jennifer contacted one of the qualified engineers who can inspect to provide a report, and action plan for how to proceed that Bill Roark provided. Waiting on a response.

Common Space Enhancements (Grounds) - David Bowersox reported on status. Waiting on the Town to approve revisions to the Minor Alteration Plan as provided from their original review. Once clarification is received have Wakefield redraw the plans based on David Bowersoxø recommendations.

New Business:

Violation Report ó Yard maintenance has been a big issue. Jennifer will see if there is a report to provide what trends happen for the month.

Annual Meeting Date - December 1, 2015 was decided as the official date. Based on legal confirmation of documents and circumstances, Tom Macie motioned that the Board go to three directors. Jim Ruehle seconded the motion and the motion carried.

Jennifer to ask Wakefield to point the solar lights at Dominion Hill entrances back up towards the sign. She will ask Wakefield to check the lights each time they are in the community in case they have been moved or the screws have loosened.

Jennifer to ask Wakefield to provide a proposal on how and when to thin out the trees and overgrowth along the lakeside trail, on the west side.

The Board will contemplate and recommend Special Projects for 2016 at the next meeting.

The next Board of Directors meeting is scheduled for November 19, 2015 at 4:00pm.

There being no further business to discuss, Tom Macie motioned to adjourn the meeting. Jim Ruehle seconded the motion and the meeting adjourned at 7:53 PM.