

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

November 19, 2015

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

Members Present: Robert Hodor, Tom Macie and David Bowersox

Member Absent: Jim Ruehle

Others Present: Jennifer Wichowski of Omega Management

OPEN SESSION

No one was in attendance for the Open Session.

Minutes:

The Minutes for the October 29, 2015 meeting were not in packets. They will be approved at the next meeting.

Treasurer's Report:

Jim Ruehle being absent, the Board voted to hold discussions on year-end projections and special projects until Jim is present. Jennifer noted that there were still invoices pending for Special Projects, specifically Parcel #2.

Committee Reports:

Architectural:

The Board reviewed; still awaiting the Committee's recommendations, for the following submittals:

- Lot #2496 Entryway and side porch landing & garden ó Approved with condition, ARC Committee approves in recommendation.
- Lot #148 ó Front landscaping - Approved with condition, ARC Committee approves in recommendation.

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

Jennifer to confirm if the Committee Chairs are attending the Annual Meeting.

Management Report:

Jennifer reported on the following:

Zoning Violation ó ARC Request has been received from the homeowner for the landscaping project and tree removal. Jennifer is in contact with the zoning compliance officer to determine exactly how the Town is going to proceed so the HOA can make a determination on fines based on fines and requirements from the Town.

Birdhouse ó 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 ó Jennifer purchased a double sided sign for the sidewalk outside the clubhouse for announcing events. She is still working with the Social Committee on signage.

Old Business:

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. Waiting on response for commencement.

Common Space Enhancements (Grounds) - David Bowersox reported on status. Parcel #2 work is being finalized, tables and benches have been ordered, will be put together and installed. Then Wakefield will finish the beds. Plantings as per schedule.

Fiber Installation ó Jennifer has been handling similar Right of Entry Agreements with another property and will utilize those legal opinions and revisions to the agreement for Carpenter Village if necessary. It has been brought to light that there are three streets within Carpenter Village which are not actually accepted public streets. Google Fiber has accidentally placed their fiber infrastructure along these streets. Jennifer will follow up with the Town on whether these streets are public or not.

New Business:

Violation Report ó several violations are being closed; lawn maintenance is the biggest issue.

Annual Meeting Date ó December 1, 2015 confirmed. Jennifer has confirmed that the Town of Cary Police Department will be present to provide safety information.

Street Trees ó Board discussed the findings provided by Ed Macie, Consulting Urban Forester, on options for declining street trees.

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

The next Board of Directors meeting is scheduled for January 21, 2016 at 4:00pm.

There being no further business, David Bowersox motioned to adjourn the meeting. Tom Macie seconded the motion and the meeting adjourned at 6:15 PM.