

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

May 21, 2015

Robert Hodor called the meeting to order at 4:03 P.M.

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

Others Present: Jennifer Wichowski of Omega Management

OPEN SESSION

Gerri Gross attended to explain points of their ARC Request for a Patio.

A request was made to have the bushes at a home on Carpenter Town Lane trimmed back as they are overgrown and causing an issue with walking and seeing coming out of the alley.

Minutes:

Tom Macie motioned to approve the minutes from the April 16, 2015 meeting. Jim Ruehle seconded the motion and the minutes were approved.

Treasurer's Report:

Jim Ruehle reported on the April 30, 2015 financials. He noted 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.

Committee Reports:

Architectural:

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

Lot #184- Dormer Windows-Approved with Condition windows must have mutin grids.

Lot #430-Patio, Walk, Fountain- Approved.

Lot #220 – Landscape Plan and Garden Box Plan – Both Approved. Stamped Concrete Pad at Devil's Strip- HOA cannot approve or disapprove as this is public utility easement. If Homeowner decides to go ahead with pad, the HOA shall not be responsible for any damages incurred to the pad.

Lot #471- Attic Dormer Addition-Approved.

Lot#107-Paint Change- Approved.

Lot#427 – 2 Skylights and 1 Window on rear of home- Approved.

Lot#129-Paint Change, 4' Dog Earred Fence. Landscape Plan- Approved with Conditions on Painting.

Lot#490-Check on plans and placing of bathroom window.

The Board wants to be sure that all ARC Submittals include the placement of any mechanical equipment (A/C Units, Generators, etc). In addition, research on precedents.

Pool:

The Swim Team Agreement was revised and also approved by the attorney. Signed and completed.

Rec/Social:

Jennifer working with Myra, Chair, on more professional and long lasting signage.

Management Report:

Jennifer reported on the following:

Wake County Dam/Lake Project- Valve replacement completed. Lake should be returning to normal level with rainfall. Jennifer to follow up with County on asphalt repairs.

Old Business:

Website – Tom Macie reported that the new site is complete and up and running. Tom Gordon to redirect old site soon. Tom Macie will screen postings and requests to post. Tom Gordon will need to cancel Network Solutions once the old site is officially transferred.

Macon's Pond Aeration – Installation of fountain completed. The fountain was down 24 hours recently but has been fixed and moved to the middle of the pond. Tom asked to look into different heads as an option.

Trail Paving Renovation Project- Final work on trail completed. Jim Ruehle and Jennifer set up meeting at request of RDU Paving for final walk thru. Representatives from RDU were a no show. Wakefield began and continue landscaping repairs as per arrangement. Jennifer to contact RDU paving to set up a new meeting and look at contract for warranty and termination. If no response contact HOA attorney.

Common Space Enhancements (Grounds)- Wakefield's timeline for installation and billing for the projects for cash flow discussed. Jennifer to request update on timeline for Devil Strip and other sodding projects. Request to get update from Hudson on sodding and try to get it done now. Jennifer to set up meeting with David and Hudson to discuss placement of benches & tables and changes to Parcel#2.

AT&T Meeting –Jennifer to work with attorney on preparation of voting requirements and proxies. Jennifer to set up a meeting with CSI Consultants and the Board regarding services for AT&T & Google Fiber assistance.

Request for Jennifer to let Tom Macie know how many emails on Omega's community eblast list.

New Business:

Homeowner issues related to drainage, alley traffic damage were discussed.

Unguarded Pool Access Forms- Board approved only having new homeowners or new requests each year. All forms submitted this year will remain on file for access going forward. Jennifer to notify the Pool Chair.

Jennifer awaiting quote from RTL for one more drainage line on the field behind Poplar Branch.

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

There being no further business, Tom Macie motioned to adjourn the meeting, seconded by Jim Ruehle. The meeting adjourned at 6:20 PM.