

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

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

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

Others Present: Jennifer Wichowski of Omega Management

OPEN SESSION

No homeowners present.

Minutes:

David Bowersox motioned to approve the minutes from the May 21, 2015 meeting. Jim Ruehle seconded the motion and the minutes were approved.

Treasurer's Report:

Jim Ruehle reported on the May 31 & June 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 #226 Exterior Paint Change-Approved

David Bowersox going to contact Committee Chair to discuss concerns over specific vendor being utilized in the community by homeowners for improvements.

Rec/Social:

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

Management Report:

Jennifer reported on the following:

Quote for Additional Field Drain- Tabled until Jim Ruehle and Jennifer compile list of projects complete and financial schedule. This project will be added to the list.

Field Access Issues- Chain and lock up and will be checked periodically by Wakefield. No trespassing signs to be posted.

Air B&B- Legal Opinion. Nothing in documents to deem in violation.

Insurance Renewal- Paperwork submitted and in renewal process. Might be a slight increase. No changes confirmed.

Walk Around Gazebo- Board approved getting a quote as it sounds like a good idea.

CSI Agreement ó David Bowersox motioned to communicate to AT&T that the HOA will not be granting access to the alleys. Communicate with Google to go through the Town of Cary as the HOA will not be granting access to the alleys. Jim Ruehle seconded the motion and the motion was approved. Jennifer to

return to CSI and communicate that the HOA will not be providing private access to the utilities (AT&T & Google) and have them provide what CSI can do for the HOA with that decision. Obtain another reference.

Old Business:

Website ó Tom Macie reported that the new site is running smoothly. Tom Gordon redirected the old site. Tom Macie is looking into ömail chimpsö.

Maconø Pond Aeration ó Tom Macie to work with Fosterø Pond on getting a new/different fountain head to disperse the water more to decrease the sound.

Trail Paving Renovation Project- Homeowner who is a civil engineer and offered to assist at the Annual Meeting to be contacted to see if he can help with trail inspection, issues, and next steps. Board approved a öNot to Exceedö amount of \$500 for engineer costs. Jennifer to request attorneyø advice on next steps legally. RDU has requested another meeting. \$5000 being retained.

Wake County Dam/Lake Project- Jennifer to follow up with County on asphalt repairs-area over dam is not good.

Common Space Enhancements (Grounds)- David Bowersox updated on Parcel #1 & #2 Projects. Wakefieldø timeline status and billing for the projects for cash flow discussed. Minor Alteration Plan was submitted to Town of Cary. Jennifer will update the Board when Town responds.

New Business:

Alley parking issues were discussed. Townhome owner with truck and trailer blocking the alley. Jennifer informed Board on requirements for towing policies. Board instructed Jennifer to discuss with the Manager of the Townhome Association to handle the parking issues with the townhome owner.

Violation Report - Complete tour. Yard maintenance & power washing were the main issues.

David Bowersox discussed issues in the alley behind his home. Jennifer to provide David with Mr. Potholeø contact. David will meet with Mr. Pothole to look at alley issues.

Board discussed and approved holding future monthly meetings at 4:00pm.

The next Board of Directors meeting is scheduled for August 20, 2015 at 4:00pm.

Executive Session:

Jim Ruehle motioned to write off the bad debt of \$3,319.95 for a Lot due to Foreclosure. Seconded by David Bowersox and Board approved.

There being no further business, Jim Ruehle motioned to adjourn the meeting, seconded by David Bowersox. The meeting adjourned at 9:03 PM.