

CARPENTER VILLAGE ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES
August 20, 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

Jeffrey & Dottie Jewel attended the meeting to discuss issues with homeowners who were not maintaining their property/lawns. They also informed the Board that the police should be notified that there is alleged drug dealing occurring at the lakeside gazebo. Jennifer to contact the police to make them aware of the issue and request increased patrols. The state of the fountain area at the front of the community was also discussed.

Minutes:

Jim Ruehle motioned to approve the minutes from the July 16, 2015 meeting. David Bowersox seconded the motion and the minutes were approved.

Treasurer's Report:

Jim Ruehle reported on the July 31, 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. Jennifer to check one account with Duke Energy.

Committee Reports:

Architectural:

The Board reviewed the Committee's recommendations for the following submittals:
Lot #4656 Exterior Paint Change-Approved

Board discussed questions/issues with Architectural Review and the Guidelines. Jennifer to meet with the ARC Committee to express appreciation, discuss process and to have the committee review the ARC Guidelines and provide recommendations for updating them.

Management Report:

Jennifer reported on the following:
Insurance Renewal- Complete.

Rose Rosette's Disease- Jennifer had provided via email prior to the meeting information from Wakefield and Witherspoon Rose Culture on the disease affecting knock out roses. As recommended by Witherspoon, the rose expert, Wakefield has extensively pruned all the HOA rose bushes that appear to have the disease and carefully removed all clippings and leaves. Omega will put together an eblast utilizing the materials to send out to homeowners.

Oak Worms ó Wakefield is treating the affected trees as well as those immediately around them. Wakefield also provided historical information on Gloomy Scale and the Board's previous decisions on this and street trees.

Jennifer to order a replacement solar light for the one that has gone missing at one of the entrances.

Old Business:

Website ó Tom Macie will contact Tom Gordon, webmaster for the old site, to remove the old site and the links and have him come retrieve equipment in the clubhouse that is no longer needed as part of the old system. For emailing the website and Omega's CINC will be used.

Macon's Pond Aeration ó The new fountain head was installed today. Tom Macie is going to have the Town come back out and confirm it is now under the noise ordinance requirement.

Trail Paving Renovation Project- Bill Roark, Homeowner who is a civil engineer, attended the meeting and offered his advice on the construction and state of the trail and next steps. He will send Jennifer two qualified engineers who can inspect, provide a report, and action plan for how to proceed.

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

Common Space Enhancements (Grounds)- The Town reported back just before the meeting on Minor Alteration Plan for Parcel #2 and had three items that had to be addressed and resubmitted for approval. Jennifer to contact the Town and ask if able to concrete furniture in the ground in the easement, possibly with chains and get clarification on the benches. Once clarification have Wakefield redraw the plans based on David Bowersox's recommendations.

CSI ó Board voted not to utilize CSI, alleys are too high a risk and thus will not allow easement.

Townhomes ó Parking & Flag Issues- The parking violation by one homeowner that appears to have been resolved. The flag controversy was dealt with by Townhome Association. In the future, the Board wishes such issues to be addressed by both Boards prior to a public response as the Master Board is responsible for the Carpenter Village öbrandö. The Board did not want to address the issue with the guidelines at this time.

New Business:

Violation Report ó Jennifer to tour following week. Yard maintenance had been a big issue. Checking on various other issues as well.

Alley Issues- David Bowersox contacted Mr. Pothole but had not met with him as yet.

Drainage Issue- 1006 Dominion Hill- Jennifer met with the Homeowner as well as Billy from Wakefield. Awaiting proposal from Wakefield.

Tree Removal at Pool Parking Lot- proposal tabled until financial review of current projects complete.

Boat Dock Request- A homeowner had requested a boat dock for the pond. Since the pond is not owned by the Association, this is not possible.

Homeowner on Magnolia Bloom requested that the grass from Macon's Pond common area have a barrier installed. Jennifer to have Wakefield take a look, but Board does not believe it to be a problem.

The next Board of Directors meeting is scheduled for September 17, 2015 at 4:00pm.

Executive Session:

Jim Ruehle motioned to approve the Foreclosure Resolution due to indebtedness. Seconded by David Bowersox and Board approved.

There being no further business, Jim Ruehle motioned to adjourn the meeting, seconded by Tom Macie. The meeting adjourned at 7:01 PM.