

CARPENTER VILLAGE ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES
September 17, 2015

Robert Hodor called the meeting to order at 6:05 P.M.

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

Others Present: Jennifer Wichowski of Omega Management

OPEN SESSION

Legacy @ Carpenter Village Board requested to attend the meeting but no one arrived.

Minutes:

Tom Macie motioned to approve the minutes from the August 20, 2015 meeting. Jim Ruehle seconded the motion and the minutes were approved.

Treasurer's Report:

Jim Ruehle reported on the August 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.

Committee Reports:

Architectural:

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

Lot #168 ó Hot Tub ó Approved with Condition it be placed on the patio.

Lot #401 ó Outdoor Kitchen & Fireplace- Approved with Condition that the height dimensions cannot exceed 9ø height 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 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 next steps are.

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

Signs- Jennifer working with Social Committee on signage.

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

Old Business:

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

Macon's Pond Aeration - The new fountain head is on and the Town came back out to confirm it is within the noise ordinance requirement but with all the AC 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 noise ordinance requirements.

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

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

New Business:

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

Annual Meeting Date- December 1, 2015 was decided as the Annual Meeting date.

Jennifer to ask Wakefield to point solar lights at Dominion Hill entrances back up towards sign once complete work in case they have been moved or the screws have loosened.

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

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

The next Board of Directors meeting is scheduled for October 15, 2015 at 4:00pm.

There being no further business, David Bowersox motioned to adjourn the meeting, seconded by Jim Ruehle. The meeting adjourned at 7:53 PM.