

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

February 24, 2016

Robert Hodor called the meeting to order at 2:04 P.M.

Members Present: Robert Hodor, Jim Ruehle and Tom Macie

Others Present: Jennifer Wichowski of Omega Management

OPEN SESSION

Pam & Franklin Martin presented their concerns of safety, inconvenience, traffic congestion and parking as well as resale value with a homeowner using their home as an AirB&B. Jennifer directed to discuss parking issues with HOA attorney.

Madison Place Townhomes:

Karmen Goddard-Wall with the Madison Place Board of Directors presented photos and discussed the townhomes' alley issues with the entrances scraping cars and a back portion repair with the edge falling off. Board will review legal responsibilities and Jennifer to work on getting a quote to repair scraping issues.

Minutes:

Tom Macie motioned to approve the meeting minutes from January 21, 2016. Jim Ruehle seconded the motion and the minutes were approved.

Treasurer's Report:

Jim Ruehle reported on the Financials for February 29, 2016. The Financials were accepted. The Board discussed the CD that matured on February 13, 2016. Jim Wallace from Yadkin Bank presented an Annuity option for the HOA's reserve fund which function like a CD but have a much better rate of return. Board discussed options further and Bob Hodor motioned to move the CD money that had matured and set up the annuity. Jim Ruehle seconded the motion and the motion carried. Jennifer will provide a letter, minutes and the check to open the account.

Committee Reports:

Architectural:

There were no submittals for the Board to review. Two submittals with the Committee.

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

Social:

Board discussed committee's concerns with requiring bands/vendors to have insurance. Board felt strongly that reputable vendors providing a service and running a business should have insurance. Jennifer offered to contact the HOA's carrier to see if they have any options that might be available to small vendors. The 2016 Social Budget and Events were approved by the Board.

Management Report:

Jennifer reported on the following:

Zoning Violation ó Jennifer still trying to get the Town of Cary's decision on the tree removal and possible fines for Lot 285. Jennifer is in contact with the zoning compliance officer to determine if a tree in common area behind 132 Hamilton Hedge can be removed and what remediation might be required.

Birdhouse- Birdhouse was repaired. Vandalism on trail and gazebo was repaired.

Jennifer discussed the eblast for the community on Dog Responsibility. Board approved.

Old Business:

Jim Ruehle motioned to approve and Tom Macie seconded replacing the roses at several entrances that have come back with Rosettes Disease even after following the instructions of Witherspoon Rose Culture. Azaleas will replace the roses.

Legacy @ Carpenter Village Request ó There has been nothing further from the Association in response to the email sent to Rick Jarrett.

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. He has responded and Jennifer will get the information he has requested.

Fiber Installation ó AT&T's latest email of "Service coming" discussed. Jennifer was able to get more clarification on the project which is completely separate from the original installation work being done in the community by AT&T. Jennifer was instructed to get back in touch with her original contact to find out where the first project stands. Jennifer to meet with Google Fiber and has been able to narrow down their needs with regard to specific homes that need access through a Right of Entry Agreement. Jennifer has the attorney finalizing the agreement. No Easements will be granted to the alleys, but a Right of Entry can and will be provided to AT&T and Google for those specific areas that they need access to the alleys in order to provide homeowners with access to their services.

Non- Public Streets- Jennifer reported she has spoken to the Town and has been told that there are 3 streets that have not been officially taken by the town. Jennifer also reached out to the developer upon finding out this information to determine if they could work with the Town. Jennifer to stay in touch with the developer to see where they are in the process.

New Business:

Alley Repair Request ó David Bowersox submitted a request to the Board to have the drainage in the alley behind his home reviewed. Jennifer is to ask Wakefield to look at the situation and see if they have a recommendation.

Violation Report- Repairs and maintenance for painting and power washing being seen as homeowners are responding to and attending to issues.

2016 Special Projects ó Board to work on their lists and consider for decision at next meeting.

The next Board of Directors meeting is scheduled for March 17, 2016 at 2:00pm.

There being no further business to discuss, Tom Macie motioned to adjourn the meeting. Jim Ruehle seconded the motion and the meeting adjourned at 4:24 PM.