

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

March 17, 2016

Robert Hodor called the meeting to order at 1:53 P.M.

Members Present: Robert Hodor, Tom Macie and Jim Ruehle

Others Present: Jennifer Wichowski of Omega Management

**OPEN SESSION**

No homeowners present for open session.

**Madison Place Townhomes:**

Karmen Goddard-Wall and Alan Koeppl with the Madison Place Board of Directors came to discuss the berm plantings and invoice and the irrigation repairs damaged by RDU Paving. The Board directed them that RDU Paving had agreed during the walk thru to reimburse Madison Place directly for the irrigation repairs. Jennifer will provide Karmen the RDU contact. They presented photos and discussed the townhomes/alley issues with the entrances scraping cars and a back portion repair with the edge falling off. Jennifer to work on getting a quote to repair scraping issues. Following their departure the Board discussed the berm landscaping noting the work should not have been done without approval. Robert Hodor motioned to pay \$3000 as a share of the cost; however, it is to be clarified that as the work was done and the plants were planted on the Madison Place Townhome side of the landscape berm not in the area designated as the responsibility of the Carpenter Village Association. As such, the Carpenter Village Association does not accept nor has any responsibility in maintaining the landscape installed with this project now or in the future. Jim Ruehle seconded the motion and the motion carried.

**Minutes:**

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

**Treasurer's Report:**

Jennifer Wichowski reported on the Financials for February 29, 2016. The Financials were accepted. Jim Wallace from Yadkin Bank arrived and presented the Annuity contract for the HOA's reserve fund.

**Committee Reports:**

*Architectural:*

Lot #150- Oak Tree Removal- Approved.

Lot #394 ó Fence, Patio, Pad ó Approved with Condition, they must submit plan for Trashcan Concealment.

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

*Social:*

Board discussed committees concerns with requiring bands/vendors to have insurance. Jennifer contacted the HOA's carrier to see if they have any options that might be available to small vendors. No options provided as yet.

Jennifer to follow up with insurance carrier to see if HOA can be insured against vendors who do not carry insurance.

**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. New violation at Lot 278- new

construction has removed all trees and plant material to trail which includes HOA common area. Jennifer has contacted the town for next steps and violation of homeowner.

**Old Business:**

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. Awaiting scheduling.

Fiber Installation óGoogle Fiber Right of Entry Agreement was approved. 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. Jennifer is contacting AT&T to get specific areas.

Alley Repair Request ó Stafford Brook óat this point there does not appear to be any drainage issues in the alley. The drains are working properly and the topography of the lots is such that they drain correctly to the alley drains. Individual homeowners will have to address any drainage issues they have on their property specific to natural springs and downspout drainage

Home Businesses- Jennifer to have attorney provide guidance on parking, alley use and research Town ordinance changes.

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

**New Business:**

Violation Report- Repairs and maintenance for painting and power washing being seen as homeowners are responding to and attending to issues. Due Process Hearings now necessary for escalated violations. Hearing date set and letters will be sent.

Large Rock for Main Entrance- Board approved the placement of a large rock at the main entrance to limit the reoccurrence of large trucks damaging the turf.

Maconø Pond Playground/Alley Turf Damage- Board approved installing bollards and rope to keep people from parking on turf.

**Executive Session:**

Board approved write off of bad debt on Lot 146 by previous owner.

The next Board of Directors meeting is scheduled for April 21, 2016 at 2:00pm.

There being no further business to discuss, Jim Ruehle motioned to adjourn the meeting. Robert Hodor seconded the motion and the meeting adjourned at 3:51 PM.