

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

April 21, 2016

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

Members Present: Robert Hodor, Tom Macie and Jim Ruehle

Others Present: Jennifer Wichowski of Omega Management

OPEN SESSION

Alicia Gordon and Tom Anhut attended to discuss the Re-Zoning of the Commercial/Mixed Use Village Core. Alicia will email Jennifer information about the Town meeting and community meeting with the developer. Board approved Jennifer e-blasting the meeting information out to the community.

Minutes:

Jim Ruehle motioned to approve the meeting minutes from March 17, 2016. Tom Macie seconded the motion and the minutes were approved.

Treasurer's Report:

Jim Ruehle reported on the Financials for March 31, 2016. The Financials were accepted.

Committee Reports:

Architectural:

Lot #397-Stone Patio, Fire Pit, Seat Circle Wall, Retaining Wall - Approved as long as ARC recommends approval.
Lot #487 ó In-ground Pool, Paver Patio, Fire Pit, Screened Porch, Retaining Wall, Evergreen Screeningó Board needs recommendation from ARC on in-ground pool to confirm all issues addressed.

Social:

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 has been contacting 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 letters were sent to the homeowner requesting a response.

Rock Placed at Entrance- Approved rock was placed at Entrance at Commons Walk Circle (at main entrance) to keep large moving trucks from continuing to damage the curb and turf at the HOA's expense. The turf was repaired again.

Google ROE Agreement ó As the Board approved, the attorney completed the agreement with Google and it was signed and finalized.

Trash Trucks- Jennifer asked to talk with the Town about smaller trash trucks being used in the alleys to lessen damage and wear over time.

Old Business:

Trail Paving Renovation Project- Awaiting scheduling.

AT&T Fiber Installation óThe Board met previously with representatives with AT&T who provided clarity on what areas they need access to within the community to provide service to certain homeowners. AT&T agreed at this meeting to provide specific addresses and enter into a Right of Entry Agreement for access to the alleys in those areas. No Easements will be granted to the alleys, but a Right of Entry can and will be provided to AT&T as was done with Google for those specific areas that they need access to the alleys in order to provide homeowners with access to their services. The Board approved the attorney to draft the ROE Agreement for AT&T. AT&T agreed to use submerged vaults versus pedestals.

Madison Place Alley Repair Request ó Awaiting scheduling of two vendors to provide repair quotes for the aprons at both entrances to the alley at Madison Place.

Home Businesses- Jennifer to follow up with attorney to 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.

Field Drainage Project- New Quote needed. Jennifer to reach out to RLT Construction for updated quote on third drain.

New Business:

New Mixed Use Commercial/Development ó Board approved Jennifer to e-blast community about town and developer meetings. Tom will post info on website.

Violation Report- Repairs and maintenance for painting and power washing being seen as homeowners are responding to and attending to issues. Yard maintenance is the biggest issue at this time. Due Process Hearings now necessary for escalated violations. Board reviewed report and noted next steps. Hearing date will be set and letters will be sent.

The next Board of Directors meeting is scheduled for May 19, 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 4:20 PM.