

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

May 19, 2016

Robert Hodor called the meeting to order at 2:00 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 Forum.

Common Area Revegetation Plan – 901 Dominion Hill:

Jatinder Sharma, Ann Reishus with the Town of Cary Zoning and Compliance, and Vincent Nicolsen, legal counsel for Mr. Sharma attended to discuss the violation, Town requirements for re-vegetation of the buffer in the common area and the HOA's approval of the plan. A plan was agreed upon by all parties. Ann Reishus will make changes to landscape plan and provide to Jatinder Sharma who will provide to HOA Board for final approval. The HOA's attorney will work with Mr. Sharma's attorney to finalize the required maintenance agreement between the HOA and Lot #429 and once agreed upon, Jennifer will supply to the Town.

Minutes:

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

Treasurer's Report:

Jim Ruehle reported on the Financials for April 21, 2016. The Financials were accepted.

Committee Reports:

Architectural:

Lot #220 ó Landscape Plan (tree & shrubs) - Approved

Lot #393 ó 4ø Black Aluminum Fence - Approved.

Management Report:

Jennifer reported on the following:

Zoning Violations ó Jennifer able to get final decision from Town on zoning violation on removal of trees on Lot#285. Jennifer to follow up with attorney on maintenance agreement for this lot as working on with Lot #429.

Town confirmed after and inspection that the tree in question behind 132 Hamilton Hedge in a required buffer cannot be removed or pruned heavily.

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

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

Madison Place Alley Apron Repairs- Jennifer has requested quotes for repairs.

Old Business:

Trail Paving Renovation Project- Awaiting scheduling.

AT&T Fiber Installation óAwaiting list of specific addresses from AT&T to enter into the Right of Entry Agreement for access to the alleys in those areas. AT&T agreed to use submerged vaults versus pedestals to be included in the agreement.

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

Field Drainage Project- Jennifer awaiting updated quote on third drain.

New Business:

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.

Notices of Amenity Suspension- Board discussed and approved sending all homeowners who are 60 days or more in arrears in their assessments notices of suspension of privileges for the amenities. Key card access for the pool will be deactivated until full payment is made.

The next Board of Directors meeting is scheduled for June 16, 2016 at 2:00pm.

There being no further business to discuss, Robert Hodor motioned to adjourn the meeting. Tom Macie seconded the motion and the meeting adjourned at 3:43 PM.