

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

June 16, 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 were present for Open Forum/Session.

**Madison Place Townhomes:** Barbara Churchill and Alan Koepfel with the Madison Place Board of Directors came to discuss the townhomes' alley issues with the entrances scraping cars and a back portion repair with the edge falling off. Jennifer requested quotes from four companies. One had responded and a quote had been provided to the Board. Jennifer to continue working on getting quotes to repair alleys.

**Minutes:**

Tom Macie motioned to approve the meeting minutes from May 19, 2016. Jim Ruehle seconded the motion and the minutes were approved.

**Treasurer's Report:**

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

**Committee Reports:**

*Architectural:*

Lot #481 ó Exterior Paint Change - Approved

Lot #158 ó Exterior Paint Change - Approved.

Lot #402 ó Pool, Patio Wall, Patio, Fireplace ó Incomplete, further information requested.

Lot #419 ó 4ø Black Aluminum Fence, Patio, Fire pit, Pergola with Swing, Outdoor Grill Station, Sidewalk, Bocce court, Planter ó Incomplete- further information requested.

**Management Report:**

Jennifer reported on the following:

Insurance -Social Vendors: Jennifer provided insurance carrier contact info to Social Committee so they could offer to vendors who do not carry insurance as an option.

Insurance Policy- Renewal in process.

ARC Violation ó Lot # 285- Board directed Jennifer to request from attorney on options for maintenance requirement for common area enhancements to prevent precedent.

**Old Business:**

New Mixed Use Commercial- Town meetings and process still ongoing.

AT&T Fiber Installation ó Attorney made changes and Board approved ROE. Document signed and to be submitted to AT&T.

Lot 429 ó Maintenance Agreement and Town of Cary vegetation requirements. Legal document awaiting finalization from homeowner's attorney.  
Mulch/Pine straw Installation ó Approved.

Stafford Brook alley Drainage ó Jennifer will contact specific engineer and drainage repair company.

2016 Special Projects ó Board to work on their lists and consider for decision at next meeting. Landscape Issue proposals to be considered at next meeting as special projects.

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 set and letters will be sent.

Long-term Parking and Overnight Parking in Pool Parking Lot- Jennifer to determine necessary policy and order signs. Make signs out of reflective material.

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.

Homeowner Presentation- Homeowners from Lot #224 requested to present to Board on incident that occurred in June 2014.

The next Board of Directors meeting is scheduled for July 31, 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 4:43 PM.