

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

July 21, 2016

Robert Hodor called the meeting to order at 2:05 P.M.

Members Present: Robert Hodor, Tom Macie and Jim Ruehle

Others Present: Jennifer Wichowski of Omega Management, Dennis Carrai

**OPEN SESSION**

No homeowners were present for Open Forum/Session.

**Minutes:**

Robert Hodor motioned to approve with changes the meeting minutes from June 16, 2016. Tom Macie seconded the motion and the minutes were approved.

**Treasurer's Report:**

Jim Ruehle reported on the Financials for June 30, 2016. Robert Hodor motioned to accept the financials. Tom Macie seconded the motion and the Financials were accepted.

**Committee Reports:**

*Architectural:*

Lot #35 ó Window Replacement - Approved

Lot #488 ó Storm Door - Approved.

**Management Report:**

Jennifer reported on the following:

ARC Violation ó Lot # 285- Jennifer awaiting response from attorney to prevent precedent on options for maintenance requirement for HO who encroached on common area by making landscape enhancements.

Pine straw/Mulch installation underway throughout community common areas.

Stafford Brook Alley Drainage ó Jennifer is trying to confirm meeting date with engineer and drainage contractor to assess if there is any issue with the alley drainage.

**Old Business:**

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

Lot 429 ó Maintenance Agreement and Town of Cary vegetation requirements. Legal document awaiting finalization from homeowner's attorney. Jennifer will check with attorney on completion timeline.

Madison Place Paving ó Board approved Mr. Pothole's quote to make repairs to the Anniston Court alley aprons. Jennifer will notify the Madison Place Board and manager of the work and schedule.

Parking Lot Towing Policy ó Board approved with changes No Parking Resolution for pool parking lot. Jennifer will have document amended. Signage will be completed and installed and towing contract implemented.

Pool Incident Follow-Up- Homeowners from Lot #224, June 2014. Board requested response from attorney which extricates the HOA.

2016 Special Projects ó Board considering list. Final field drainage improvement quote approved. Another electrician to propose lighting options for lakeside gazebo requested.

**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 will continue as necessary for escalated violations. Board reviewed report and noted next steps. Jennifer to inquire with attorney on enforcing guidelines and violation compliance on sub-associations.

Budget 2017 ó Jennifer requested direction on projects to begin getting quotes. Sunshades were suggested for painting and possible additions.

Lake Issue ó Board asked Jennifer to contact the County to have them check to see if the dam is not functioning properly as the water level does not seem to be draining the way it has in the past (are the recent repairs/additions not working or causing issues?).

Request to Hyperchlorinate Pool ó Due to recent occurrence, the Wake County Health Department and Triangle Aquatics recommend hyperchlorinating the pool to be pro-active on the organism causing sickness. Board and Pool Committee approved and pool will be closed Monday, July 25 as part of the process.

Resignation ó Robert Hodor tendered his resignation of his Board position as he is moving from the community. The Board presented Bob with a plaque and gift of appreciation for over a decade of volunteer service to the Carpenter Village Association and community.

Appointment of New Board Member- The Board appointed Dennis Carrai to take the remaining term of Robert Hodor.

Officers ó The Board voted on new officer positions with the resignation of the President. Tom Macie is now the President, Dennis Carrai is Vice President, and Jim Reuhle remains Secretary/Treasurer.

The next Board of Directors meeting is scheduled for August 25, 2016 at 2:00pm.

There being no further business to discuss, Jim Ruehle motioned to adjourn the meeting. Tom Macie seconded the motion and the meeting adjourned at 5:01 PM.