

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

September 21, 2016

Tom Macie called the meeting to order at 2:00 P.M.

Members Present: Tom Macie, Dennis Carrai and Jim Ruele

Others Present: Jennifer Wichowski of Omega Management,

OPEN SESSION

Kristine Furman was in attendance to learn more about being a Board candidate.

Pat O'Neil from The Real Estate Company attended to provide an update on the mixed use in the commercial front section of the community. The developer is in the final site plan approval and will be submitting by September 22nd to go through each of the departments. They intend to pull construction permits in January/February and break ground. They had #100 people attend their recent event from Carpenter Village and had 10 reservations. H&H Homes will have an office onsite.

Minutes:

Jim Ruele motioned to approve with a correction to an error in necessary for the meeting minutes from July 21, 2016. Dennis Carrai seconded the motion and the minutes were approved.

Treasurer's Report:

Jim Ruele reported on the Financials for July 31 and August 31, 2016. Dennis Carrai motioned to accept the financials. Tom Macie seconded the motion and the Financials were accepted.

Committee Reports:

Architectural:

Lot #289 ó Tree Removal - Approved

Lot #187 ó Exterior Paint Change - Approved.

Lot #347 ó- Tree Removal /Landscape - Approved.

Lot # 471-Patio, Hot tub, Drainage - Under ARC review awaiting further information.

Management Report:

Jennifer reported on the following:

ARC Violation óLot # 285- Board voted unanimously not to accept maintenance responsibility for the encroachment on common area by homeowner making unapproved landscape enhancements including the removal of trees. Attorney will be consulted on next steps.

Pine straw/Mulch installation for common areas complete.

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.

ARC Committee Meeting- Jennifer working with chairwoman to set up a meeting regarding submittal process and revisions to guidelines progress.

Dam Report- Jennifer presented follow-up from County on dam and lake level. All valves working correctly.

Old Business:

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 Mr. Pothole has scheduled for next week. Jennifer has notified the Madison Place Board and manager of the work and schedule.

Parking Lot Towing Policy ó Jennifer will have document amended. Signage completed and installed. Towing contract being sought.

Pool Incident Follow-Up- Homeowners from Lot #224, June 2014. Attorney requested further information which Jennifer provided and letter to be sent by attorney.

2016 Special Projects ó Board considering list. Board discussed and unanimously approved Jennifer as Community Manager up to \$2000 in invoice/project approval.

New Business:

Violation Report- Jennifer to inquire with attorney on enforcing guidelines and violation compliance on sub-associations based on further information requested.

Budget 2017 ó Jennifer requested direction on projects to begin getting quotes. Jennifer presented to the Board the 2017 Services Tax and how it will impact Associations.

Annual Meeting date was decided Thursday, December 1st.

Boot Camp/BBQ Event Request ó Board did not approve the event.

Tom Macie motioned to approve the \$250 gift card that was presented to Robert Hodor for a decade of service to the community. Jim Ruehle seconded and the motion carried.

Board discussed trashcan concealment which should be totally concealed. Jennifer will work on a package with pictures of corrals and landscape screening options to send out to homeowners with a timeline for compliance.

The next Board of Directors meeting is scheduled for October 20, 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 4:31 PM.