

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

October 20, 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

No Attendance.

Minutes:

Jim Ruele motioned to approve with a correction to homeowner name the meeting minutes from September 21, 2016. Dennis Carrai seconded the motion and the minutes were approved.

Treasurer's Report:

Jim Ruele reported on the Financials for September 30, 2016. Dennis Carrai motioned to accept the financials. Tom Macie seconded the motion and the Financials were accepted.

Committee Reports:

Architectural:

Lot #471 ó Patio, Hot Tub, Drainage ó Approved with Conditions as per ARC.

Management Report:

Jennifer reported on the following:

Stafford Brook Alley Drainage ó Jennifer directed to see if changes to nearby property affect drainage on alley. If issue still reported then Jennifer will set 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. No dates yet confirmed. Board considering a "project manager" option to review ARC Submittals. Tom Macie to talk to architects about options.

Google Fiber Launch ó Jennifer reported she had inquired with her contacts at Google about the launch and special rates for CV residents and had gotten no response. She will coordinate with the marketing representative for any launch events.

Madison Place Paving ó project complete.

901 Dominion Hill Maintenance Agreement & Survey- Survey to be completed within next week. Stakes will be placed about every 10' to adequately show line for common area and property of homeowner. Board will then review situation and determine next steps.

Pool Incident Follow-Up- Homeowners from Lot #224, June 2014. Attorney sent letter and information to homeowner.

Old Business:

FAQ Board/HOA ó Dennis Carrai to make discussed changes to document and send back to the Board for review.

Ferrell Village Agreement ó Tom Macie will meet with Mike Hunter to finalize agreement as required by Town of Cary.

2016 Special Projects ó Board discussed and unanimously approved all improvements except Lake Undergrowth Cleanup. Jennifer to work on getting a better price for Lake Undergrowth Cleanup.

New Business:

Clubhouse Rental Policy ó Board reviewed and confirmed all private events that are not open to all homeowner must pay the rental fee.

Alley Repairs ó Jennifer to research who engineer used 4 years previous. Find alley plans.

Budget 2017 ó Jennifer to work on draft and provide to Board for approval.

Annual Meeting Notice - Thursday, December 1st .Notice approved. A reminder about needing volunteers for the Social & ARC Committees to go in Annual Meeting notice.

The next Board of Directors meeting is scheduled for November 17, 2016 at 2:00pm.

There being no further business to discuss, Dennis Carrai motioned to adjourn the meeting. Jim Ruehle seconded the motion and the meeting adjourned at 4:12 PM.