

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

November 17, 2016

Tom Macie called the meeting to order at 2:04 P.M.

Members Present: Tom Macie, Dennis Carrai and Jim Ruele

Others Present: Jennifer Wichowski of Omega Management,

**OPEN SESSION**

No Attendance.

**Arnette Clarke, Architect/ARC Options:**

Arnette Clarke attended and after a discussion with the Board will be provided a list of issues and areas in common areas for her consulting group to provide a proposal on a long term plan for greenspace enhancement including the lake trail.

**Minutes:**

Tom Macie motioned to approve the meeting minutes from October 20, 2016. Jim Ruele seconded the motion and the minutes were approved.

**Treasurer's Report:**

Jim Ruele reported on the Financials for October 31, 2016. Dennis Carrai motioned to accept the financials. Tom Macie seconded the motion and the Financials were accepted. New NC Sales Tax to be placed on the agenda for January.

**Committee Reports:**

*Architectural:* None.

*Social:* Holiday Vendor Market Event ó Approved.

**Management Report:**

Jennifer reported on the following:

2016 Approved Special Projects ó underway and be completed over next months.

Pool Contract ó Board to meet with Vendor and address concerns of pool committee and Board. Address contract. Jennifer to obtain detailed invoice on impeller cost.

Madison Place Townhome ó Landser Court, Drainage issue. Board reviewed current status of homeowner clearing common area and possible issues with drainage.

**Old Business:**

FAQ Board/HOA ó Tabled.

Google Fiber Launch ó No new updates on launch.

901 Dominion Hill Maintenance Agreement & Survey- Jennifer to obtain opinion from attorney on irrigation in common area that was not included in agreement. Board will then review situation and determine next steps.

Alley Repairs ó Engineer to be contacted that was used for previous alley repairs to devise proposal/plan for alley.

Budget 2017 ó Motion to approve the 2017 Budget by Jim Ruehle, seconded by Tom Macie. 2017 Budget approved and will be sent with annual meeting notice for ratification.

**New Business:**

Trail Maintenance ó Quotes to be obtained for resealing cracks/repairs as needed along trail.

The next Board of Directors meeting is scheduled for December 15, 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 4:11 PM.