

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

January 21, 2016

Robert Hodor called the meeting to order at 4:04 P.M.

Members Present: Robert Hodor, Jim Ruehle and Tom Macie

Others Present: Jennifer Wichowski of Omega Management

OPEN SESSION

No homeowners were present for the open session.

Legacy @ Carpenter Village:

Rick Jarrett was present as a representative of the Legacy community. He clarified that he was not on the Board but had been appointed by the Board as a representative for the grounds. Tom Eikinas was also to be in attendance. Rick provided a historical update on the maintenance of the Legacy Berm. He requested that the CV Board reimburse the Legacy Association \$400/week or \$5000 for the year for the maintenance not performed over the last year to their berm. Robert Hodor clarified that the Legacy Board had requested in writing via an email to have the service of their berm stopped immediately. The Board will look into the legal requirements for landscape maintenance to this area and request the specific concerns in landscaping from the Legacy Board.

Minutes:

Jim Ruehle motioned to approve the Draft Annual Meeting minutes from the December 1, 2015 as well as the meeting minutes from October 29 and November 19, 2015. Tom Macie seconded the motion and the minutes were approved.

Election of Officers:

The Board elected officers for 2016. Robert Hodor, President; Tom Macie, Vice-President; Jim Ruehle, Secretary & Treasurer.

Treasurer's Report:

Jim Ruehle reported on the Preliminary Year End Financials for December 31. The Financials were accepted. The Board discussed the CD set to mature on February 13, 2016. Jennifer to have accounting department look into other options and Robert to get further information on another option.

Committee Reports:

Architectural:

The Board reviewed the Committee's recommendations for the following submittals:

- Lot #2856 Tree Removal/Landscape ó Board directed a cease & desist letter be sent from the attorney as they homeowners should have known their property lines and abided by the covenants. In addition, the letter should reference that the Association is awaiting the Town of Cary's decision on fines.
- Lot #5 ó Exterior Paint Change - Approved (previously by email)

ARC Guidelines Revision ó No report on progress from the Committee.

Social:

Tom motioned to appoint Steve Gebeaux as Social Chair. Jim Ruehle seconded and the motion carried.

Pool:

Jennifer to ask Inga for dates for the pool season for Tom to post as soon as possible.

Management Report:

Jennifer reported on the following:

Zoning Violation ó Jennifer still trying to get the Town of Cary's decision on the tree removal and possible fines for Lot 285. Jennifer is in contact with the zoning compliance officer to determine if a tree in common area behind 132 Hamilton Hedge can be removed and what remediation might be required.

Birdhouse- Jennifer is working with a vendor to have the birdhouse repaired.

Old Business:

Annual Meeting Follow up ó Board discussed annual meeting.

Squirrel Issue in Clubhouse resolved.

HVAC units needed repairs due to apparent power surge. One unit was repaired same day so clubhouse rental could occur. Other unit was repaired on following Monday.

Madison Place Requests- Board will look into legal documents and responsibilities. Decision will be made at February meeting.

Trail Paving Renovation Project- Jennifer contacted one of the qualified engineers who can inspect to provide a report, and action plan for how to proceed. Still waiting on a response.

Fiber Installation ó AT&T's latest email of "Service coming" discussed. Jennifer to get in touch with AT&T and find out what going on and where they are with their previous installation. Jennifer to meet with Google Fiber to gather more information as to exactly where they are not able to service homeowners.

Non- Public Streets- Jennifer reported she has spoken to the Town and has been told that there are 3 streets that have not been officially taken by the town. Jennifer also reached out to the developer upon finding out this information to determine if they could work with the Town. Jennifer to reach back out to the developer for assistance.

New Business:

Violation Report

2016 Special Projects ó Board to work on their lists and consider for decision at February meeting.

Neighborhood Watch Community Meeting- Board approved Jennifer scheduling with Cary PD.

Executive Session:

Board approved and signed Foreclosure Resolution for Lot #70.

The next Board of Directors meeting is scheduled for February 18, 2016 at 2:00pm.

There being no further business to discuss, Tom Macie motioned to adjourn the meeting. Jim Ruehle seconded the motion and the meeting adjourned at 6:00 PM.