

CARPENTER VILLAGE HOMEOWNERS ASSOCIATION

MINUTES

August 9, 2017

Attending: Tom Macie, Elisa Sumakeris, Christine Firman
Stephanie Ware, Omega Association Management,

The Board meeting was called to order at 7:00pm.

Homeowner Open session - Two residents attended and addressed the Board. Nichole Riggs and Donna Cozel both of Madison Townhomes. They shared parking concerns and made suggestions regarding recycling and a dog park. The Board advised the residents that they appreciate the input; however it does not fall under the Master Assoc. jurisdiction, and they should address the Madison Place Board.

Arnette Clark, Clark Designs, attended the meeting and presented research on the gazebo up fit, cost to move, ADA requirements, pervious surfaces and TOC requirements, pergola options, lighting and pathways, pollinator gardens and drought resistant perennials. This project is in conceptual development pending input from the community.

The July 2017 meeting minutes were reviewed and conditionally approved pending minor corrections. Motion to accept by Elisa and seconded by Christine. All in favor

The Board directed Stephanie to request bank reconciliations, statements and cash disbursements for June and July 2017. Stephanie also provided information of the disposition of the remaining end of year balance after 2016 books were closed.

The Board directed Stephanie to have accounting reinvest a maturing CD, a CD maturing in November 2019 and money from the Cash Money Market account for a total of \$50,000 to be invested in two CD at Paragon Bank. One for a term of 24 months and one for a term of 36 months.

The Management Report was presented and the following items were addressed:

The Board tabled a proposal from Wakefield

The Board will renew the Reserve Study in 2018

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August 9, 2017 (continued)

Elisa moved and Christine seconded to accept the Decora Crete bid to repaint the ornamental bricks throughout the common areas and entrances. It was determined we would coordinate the color with Clark Designs. All were in favor.

Elisa moved and Tom seconded to accept the bid from Leaf and Limb to catalogue all trees in the common areas, determine their condition, and begin an organized plan to protect this asset and plan for the future of the community trees.

Stephanie was directed to provide a bid for pool maintenance which was provided to the Board.

Stephanie presented an overview of Duke Progress lighting options to change from sodium to LED and associated cost.

The Board directed Stephanie to meet with Jim Ruehle to familiarize herself with the previous paving projects and which alleyways remain to be paved. Stephanie was to identify two engineering groups to bid to create a scope of work, review bids, review and recommend a paver, supervise construction, coordinate with the Town of Cary, and all utilities and the Board.

Elisa moved and Tom seconded. The meeting was adjourned at 9:34 pm.