

CARPENTER VILLAGE HOMEOWNERS ASSOCIATION

MINUTES

September 14, 2017

Attending: Elisa Sumakeris, Christine Firman
Brian Edlin, Jordan Price
Stephanie Ware, Omega Association Management

The Board meeting was called to order at 7:01pm.

The Board went into Executive Session at 7:05pm.

The August minutes were reviewed and conditionally approved with modifications. All in favor.

The Treasurer reviewed the Balance Sheet and the Year to Date Financial Reports. They were found to be tracking the projected expenses and income as indicated on the 2017 budget.

The homeowner at 503 Potomac Grove appealed an ARC recommendation regarding a paint color change in the locations of accent colors and door. The Board approved the request as submitted.

1113 Dominion Hill ARC request was approved.

335 Commons walk ARC was approved.

Tom Gordon, resident, attended and is reviewing the current website platform and domain source. He has volunteered to be the community webmaster.

Stephanie is to check all signs at the playgrounds to be sure that "no pets" signs are posted. Residents should not allow their pets within the playground areas.

Stephanie was directed to invite Arnette Clark, Clark Designs, to attend the next meeting of the Board in October. She will be available to speak to the community on research on the gazebo up fit, 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.

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

- Two engineering firms were contacted to bid on the development of scope of work and oversight of the final alleyway paving/repair. Contracts were presented for review, and the Board will revisit the project in the Spring of 2018.
- The Board approved the upgrade of common area lighting to LEDs thru Duke Progress Energy. All in favor.
- The Board reviewed color choices for painting the ornamental brick in various locations throughout the community and streets. Stephanie was directed to send the Board's choice to Clark design for feedback due to bleeding of the original color thru the new color. Pending
- The Board denied a request from Google Fiber to allow marketing events within the community. All in favor.

The Board discussed the importance of Committees in the community. By definition, Committees are appointed to serve at the pleasure of the Board as deemed appropriate in carrying out its purpose. Committees have no power to enter into contracts on behalf of the HOA, or spend HOA money, but rather organize and recommend projects and improvements to the Board for the benefit of the community at large.

The Board is reviewing two contracts for pool maintenance for 2018 with the input of the Pool Committee.

The Board will renew the Reserve Study in 2018.

Elisa motioned to adjourn the meeting. Christine seconded and the meeting adjourned at 9:45pm.