

# CARPENTER VILLAGE ASSOCIATION, INC.

## MINUTES

November 9, 2017

Attending: Elisa Sumakeris, Christine Firman for the Board  
Stephanie Ware, Omega Association Management

The Board Meeting was called to order at 7:05

The Owner of Account Number XXXX was called to Due Process and did not attend. The hearing was held as scheduled. It was determined by the Board that the property was in violation, and that the owner was to complete all repairs to his property per the violation letters within sixty (60) days of November 9, 2017. If the violations are not corrected, it will result in fines to be determined.

Elisa moved and Phillipe seconded to send the Owner of Account Number XXXX to the attorney to collect past due assessments.

Various Owners who have encroached into common property were reviewed to see that all encroachment violations were sent. Brian Edlin, attorney for the Association drafted language for letters to these residents to cease maintenance of the areas belonging to the Association.

Keith Shaw, Linda Shaw and Arnette Clark met with the Board to discuss the Architectural Review Process and how they arrive at decisions to approve or disapprove color selections. They spoke to the architectural design of the homes, the standards for the community, the palette to be considered as determined by the style home, and LRV (Light Reflectance Value). White has 100% reflective value vs. black which has 0% reflective value. His recommendation is that no homes in Carpenter Village should have a LVR of less than 60%. Shaw Design has agreed to prepare a palette of recommended colors and corresponding trim colors that they would recommend for distribution to the community.

Phillipe Mentler was appointed by the Board to serve the balance of Tom Macie's term of office via Action Without a Meeting, and confirmed at the meeting. His term will expire in December 2019.

Elisa moved, and Christine seconded to authorize the expenditure of \$3,417 to update the Reserve Study. This is a reserve expense.

The 2016 Audit and Statement was provided to the Board.

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Elisa moved and Christine seconded that the cost of the updated Reserve Study be charged to the Reserve Account.