

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

February 16, 2017

Tom Macie called the meeting to order at 5:08 P.M at the clubhouse.

Members Present: Tom Macie, Dennis Carrai and Jim Ruele

Others Present: Jennifer Wichowski of Omega Management

OPEN SESSION

No homeowners were in attendance.

Minutes:

Tom Macie motioned to approve the minutes from the January 20, 2017 meeting. Jim Ruele seconded the motion and the minutes were approved.

Treasurer's Report:

Jim Ruele reported on the Financials for January 31, 2017. Dennis Carrai motioned to accept the financials. Tom Macie seconded the motion and the Financials were accepted.

Committee Reports:

Architectural: There were no outstanding requests for the Board to review.

Management Report:

Jennifer reported on the following:

Insurance Claim/Clubhouse Repairs ó The Board approved the repair/restoration work. Insurance Claim check has been received.

Termite Resolution ó Completed for damage found in one spot in clubhouse.

Townhome Alley Parking Issue ó Jennifer to request attorney provide opinion of Carpenter Village Master's response, if any.

Ivy Tree Lane Drain Issue ó Vaughn Utilities working with the Town of Cary to provide a quote for repair for storm water pipe repairs and cleaning.

Ivy Tree Lane Common Area Issues ó Wakefield is preparing a quote to replace the rip-rap for erosion at storm water culvert. Wakefield cleans the area behind the homes and Morrisville Carpenter Road twice per year. They did an additional clean upon request.

Old Business:

Madison Place Erosion Issue/Surveying ó Local engineer has been asked to look at the area and issue and provide next steps.

Alley & Trail Repairs ó Phase 3 of the alley repairs needs to be done. Jennifer working with the previous engineer to get the scope and bids together. Jim Ruele will assist Jennifer in confirming the alleys to be included. Mr. Pothole has been contacted to provide a quote to make minor repairs as necessary along the trail.

Pool Contract ó Board reviewed contract as provided by Triangle Aquatics. Jennifer to have Derek correct date and provide requested 30 day termination clause.

Task List ó Task list reviewed and agreed it is a good document for the team to utilize.

Entrance Lighting ó Omega has provided pole numbers and entered work orders several times for the entrance lights on Village View Lane at main entrance for repair/replacement/straightening of light poles.

Greenspace Enhancement ó Approved Arnette Clark Design's proposal to provide a conceptual design study for the lakeside gazebo.

Trail Undergrowth Cleaning ó Jennifer to meet with Town of Cary Zoning to make them aware of cleaning to ensure no issues. Meeting will include Wakefield as well.

New Business:

Violation Report ó Toured February 16th. 10 final letters will be sent out. Hearings will be set up for those that don't respond to the final notices.

Boot Camp Request ó The Board disapproved this request since the trainer was not a resident of CV.

Walking Path Extension Request ó The Board voted to not address this project at this time. It is not considered a priority at this time. They will revisit it at the end of the year, could be something the Town of Cary addresses in their greenway extension.

LED Lighting at Pool ó Derek on point with Pool Specialist to address replacing lights and with repairs.

Martin Birdhouse ó Jennifer to get a quote for the Board again.

Gazebo on Great Lawn Repairs ó Jennifer to work on getting repair quotes for woodwork, railings and painting.

ARC Committee to be invited to next meeting to discuss revisions to guidelines and processes.

The next Board of Directors meeting is scheduled for March 16, 2017 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 6:50 PM.