

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

March 16, 2017

Tom Macie called the meeting to order at 4:08 P.M at the clubhouse.

Members Present: Tom Macie, Dennis Carrai and Jim Ruehle

Others Present: Jennifer Wichowski of Omega Management

OPEN SESSION

No homeowners were in attendance.

Minutes:

Dennis Carrai motioned to approve the minutes with corrections from the February 16, 2017 meeting. Tom Macie seconded the motion and the minutes were approved.

Treasurer's Report:

Jennifer Wichowski and Jim Ruehle reported on the Financials for February 28, 2017. Dennis Carrai motioned to accept the financials. Tom Macie seconded the motion and the Financials were accepted.

Committee Reports:

Architectural:

Lot #114 ó Addition of Pampass Grass at Devil Strip ó Denied; must resubmit with plants with less height and òWallö not permitted. Substitute ground cover.

Lot #124 ó Storage Shed- Denied and resubmit with more detail on roofing material, colors, building materials and would appear a permit is needed as exceed 12ø

Lot #479 ó Tree removal ó Approved with condition that stumps be ground/removed from front yard. Homeowner needs to check with ToC to determine if Townø design ordinances would require replanting of trees.

Management Report:

Jennifer reported on the following:

Insurance Claim/Clubhouse Repairs ó Awaiting arrival of final insurance claim check for repair work.

Townhome Alley Parking Issue ó Attorney letter sent to homeowner to cease sending videos /pictures to Omega as as after consultation it has been determined the issue does not support a violation.

Ivy Tree Lane Storm water Drainpipe Issue ó Vaughn Utilities quote to make repairs approved unanimously. Jennifer will contact homeowner to notify repair work approved and being done based on schedule provided by vendor.

Ivy Tree Lane Common Area Issues ó Wakefield quote to replace the rip-rap for erosion at storm water culvert approved unanimously.

Common Area Sod Improvement Proposals ó Approved unanimously; with clarification on installation and coordinating with Social Committee events and demarking area to stay off.

Old Business:

Madison Place Erosion Issue/Surveying ó Dirt and drainage pipes installed on CV property. Attorney to send notice to homeowner at 100 Landser Ct that the dirt that has been placed on the berm and the berm itself behind his property

needs to have grass seeded to ensure there are no erosion problems due to his encroachment and disturbance of the berm; drainage pipes need to be removed from CV property; an indemnification of the CVA for any future issues as a result of his encroachment on CV property.

Informational/Volunteer Event - Community Involvement Meeting date set for April 13th. Tom Macie will draft letter to be sent via mail.

Alley & Trail Repairs óJennifer working with the previous engineer to get the scope and bids together. Trying to locate map with which alleys need to be completed in Phase 3. Mr. Pothole has been delayed, will be on site at the end of the week to get a quote together to make minor repairs as necessary along the trail.

Pool Contract ó Awaiting contract with 30 day termination clause.

Task List ó Task list reviewed. 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. Will continue. Decorative Concrete company found and asked to provide quote for entrance repainting and repair of areas around gazebo. Letters were removed from the fountain area that is not owned by CVA but complaints are being received. Tennis Court signage and latches were rehung and repaired.

Greenspace Enhancement ó Unanimously approved Ramsey Land Survey to be conducted for CDR to provide specifics and survey for the conceptual design study for the lakeside gazebo.

Walking Path off Morrisville Parkway ó Plantings option - Board discussed and determined that plantings may not be a good idea for access reasons to the dam and lake.

New Business:

Violation Report ó Now that it is growing season, seeing issues with lawns. Tours will continue to focus on lawn maintenance and home maintenance. Hearings will be set up for those that don't respond to the final notices. Home on Magnolia Bloom has removed building materials from driveway and the back porch addition can slightly be seen from the street. Omega has sent notice to request homeowner submit for ARC approval for back porch. Jennifer will follow up to see where in process and if no response, a Cease and Desist will be sent from attorney. It can be converted to an ARC Violation and a hearing held if no response.

Welcome Packet- materials were provided to Board. This was tabled for a later discussion.

ARC Committee- The Board approved unanimously the agreement for Shaw Design/Arnette Clarke Design to handle the initial review of ARC Submittals. The group will meet twice monthly to review and make recommendations to the board of directors. The step-by-step process will be published on the website after discussion at the April meeting.

The next Board of Directors meeting is scheduled for April 19, 2017 at 7:00pm.

There being no further business to discuss, Dennis Carrai motioned to adjourn the meeting. Jim Ruehle seconded the motion and the meeting adjourned at 5:40 PM.