

CARPENTER VILLAGE HOMEOWNERS ASSOCIATION

MINUTES

June 8, 2017

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

The Board meeting was called to order at 7:10 pm.

One resident attended the meeting. They volunteered to serve the community by joining a committee or in a support role.

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

The May financials were reviewed by the Treasurer. The report indicated that the budget is tracking as anticipated. Christine moved to accept the Treasurer's report and Elisa seconded. All in favor.

Relating to the budget the Treasurer will review reserve monies for anticipated expenses relating to the alleyway paving, clubhouse improvements and lakefront project. The lakefront project will be limited to improvements below the Town of Cary financial cap for approval reviews and process.

The five outstanding Architectural submittals were reviewed and responses were provided for:

111 White Bloom	122 Hamilton Hedge	407 April Bloom
323 Commons Walk Cir.	126 Poplar Branch	

The Management Report was presented. Action items completed were reviewed and pending action items are ongoing. Two bids for restriping the pool parking lot were submitted. Stephanie is to determine the difference in the paint to be applied, and use only paint matching DOT Standards. It was moved by Elisa that once determined, a work order for striping would be submitted. The motion was seconded by Tom.

The Board entered into extensive discussion regarding reclaiming and correcting encroachments by residents into the common areas owned by the Homeowners' Association. The Board went into Executive session.

The meeting was adjourned at 9:37 pm.