

# CARPENTER VILLAGE HOMEOWNERS ASSOCIATION

## MINUTES

July 6, 2017

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

The Board meeting was called to order at 6:30pm and went into Executive Session for hearings. Once the Executive Session was completed the Board resumed regular business.

Homeowner Open Session - Steve Gebeaux, Social Committee Chair, attended to discuss vendor insurance for social events, and requested "children playing" caution signs to be posted during events. Unanimously approved.

The June 2017 meeting minutes were reviewed and conditionally approved pending minor corrections. Motion to accept by Elisa and seconded by Christine. All in favor

The Board directed Stephanie to seek options for a higher return for the CD maturing on August 2, 2017.

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 to stay within the Town of Cary requirement for impervious surface guidelines.

The two outstanding Architectural submittals were reviewed and responses were provided for Lots #283 and #515.

The Management Report was presented. Action items completed were reviewed, and pending action items are ongoing. A bid for HVAC Maintenance by Triangle Comfort Air was presented. It was moved by Elisa and seconded by Tom. All in favor.

The Board entered into extensive discussion regarding reclaiming and correcting encroachments by residents into the common areas owned by the Homeowners' Association. Stephanie was directed to send an email blast to the entire community regarding the responsibility of the Board to reclaim encroached areas.

The Board directed Stephanie to seek a second bid for staining the ornamental stamped brick at the entrances.

The meeting was adjourned at 9:05pm.