

# Carpenter Village Homeowners Association

Minutes - January 11, 2018

## Attending:

- Christine Firman (VP, Treasurer)
- Elisa Sumakeris (Secretary)
- Philippe Mentler (Member At Large)
- Scott Heyman (Member At Large)
- Tatia Markland (Member At Large)
- Stephanie Ware (Omega Association Management)

The Board meeting was called to order at 7:00pm

## Open Session

### Guests

Brenda Johnson (President of Townhome Board)

- Met new Board and discussed parking concerns on Madison Grove PI that have been brought to both Boards
- Townhome Board represents 103 townhomes, half on Madison Grove PI
- Some confusion on two-car limit and overflow parking guidelines in Covenants
- A letter has been sent on behalf of the Townhome Board based on resident complaints to request consideration for others in parking on the street
- An abandoned vehicle was recently towed
- The Board expressed concerns about safety and emergency vehicle access given the quantity of cars typically parked on both sides of the street
- Recommended action items for the Townhome Board were:
  - Work with TOC to paint no parking curbs at intersections or add “no parking” signs to ensure “no parking” areas are clear
  - Work with TOC or Fire Marshal to address potential safety concerns

# Agenda Items

## Planning and Organization

### Committees

- Board is interested in establishing new committees (playgrounds, grounds)
- Stephanie recommends that Board determine scope and expectations for each new committee before moving forward
- Stephanie to prepare template

### Standing Meetings

- Currently 2nd Thursday of each month @7pm
- New time: 1st Thursday of each month @7pm

### Elections

- Scott Heyman - President
- Philippe Mentler - VP
- Christine Firman - Treasurer
- Tatia Markland - Secretary
- Elisa Sumakeris - Member at Large

### Interactions with Omega

- Board requests a minimum of 2 bids for all RFPs, 3 if expense exceeds to-be-determined amount
- Board would like copies of all vendor contracts
- Board would like to review all correspondence involving legal counsel for any active issues
- Board would like to set up:
  - Action item list in Google docs
  - Voting in Google docs
- Nice to have: contracts matrix (terms, length)
- Stephanie maintains a list of pending and completed tasks
- Stephanie recommends end of year meeting with all contractors, no rolling contracts with automatic renewals
- Current email volume with Board is overwhelming Omega representatives: ideally Board discussions happen without Stephanie and then President makes request of Stephanie

### Management Report: Pending Items

- Playground Equipment and Designs
  - Summary of SurveyMonkey feedback from Elisa
    - Carpenter Town Lane playground: focus on things not in Carpenter Park due to proximity

- Shade is imperative
    - Some comments opposed to playground repair not actionable due to playground inspection revealing safety issues that must be addressed
  - Stephanie to send Board playscape proposals to review
  - Consider closing playground during winter rather than make expensive temporary repairs prior to replacement
  - Stephanie contacted TOC to get their vendor list
- Alley Paving
  - Next steps: engage an engineer to determine scope so we know how much it will cost, then determine if feasible this year due to unplanned tree and playground items
  - CV originally paved alleys to driveway standards but then requested garbage trucks pick up in alleys, shortening the life of the alleyways
  - Two bids to be reviewed by Board:
    - Criterium-Giles
    - Jones & Crossen
- Leaf and Limb
  - Report reveals 85 dead trees
  - L&L main specialty is tree preservation (trimming, mulching, fertilizing), need to determine cost difference between them and other vendors
  - Stephanie recommends adopting tree management plan with some modifications to reduce costs:
    - Less expensive bid to remove trees and regrind the trunks
    - Adopt-a-tree program for watering
    - Wakefield is doing 110 tree rings per year, but we can save money on mulching all of these
  - This will be included in the reserve study
  - Action without a meeting for tree and stump removal, then make sure it is reflected in next month's minutes I thought this was voted upon.?? I thought it was approved at \$300 per tree. Please let me know.
  - L&L proposed bald cypress for lake site where weeping willow was planned, Board prefers weeping willow unless site conditions are adverse for weeping willows
- Concert Gazebo Repairs
  - Currently only 1 structural repair bid, 1 bid for electrical, 1 bid for roofing
  - Stephanie to collect another bid for each
- LED Streetlight Replacement
  - Monthly charges: \$2400
  - Board would like to see updated cost savings estimate
  - Stephanie to send cost savings and we will vote on action without a meeting
- Pool Bonding
  - All pools require a bonding inspection each year reviewing all aspects of electrical system
  - NEC power has given us a \$500 quote for bond (normally costs \$700)

- Board would like a second one from previous bonding company

---

Next meeting: February 8, 2018 at 7pm.

The meeting was adjourned at 9:30pm.