

# Carpenter Village Homeowners Association

Minutes - February 1, 2018

Call to Order: 7:00pm

## Attending

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

## Motions

- January 11, 2018 Minutes unanimously approved
- 2016 financials unanimously approved as an action without a meeting on 1/29/2018:  
<https://docs.google.com/forms/d/1yf71jPwyHHSmaR49L0ZIUxXi6PpjSEZSHiEvrFA0JK0/edit>
- Alleyway paving engineering: unanimously approved Criterium Engineering

## Action Items

- Phil: Follow up with our insurance company on covering bands for concerts
- Stephanie: Provide contact info for insurance co to Phil
- Tatia: Add Social Committee to Google Drive
- Liaisons: Work with Committees on plans and articulation of responsibilities
- Stephanie: see if we can have access to Laura's calendar
- Stephanie: follow up with Waste Industries on updated dumpster contract
- Stephanie: monthly packets to include balance sheet, income statements, and delinquencies for each Board Meeting, violations to Elisa and on Google Drive
- Tatia: share RACI template
- Elisa: check on requirements for signage in tow-away areas

# Open Session

## Agenda Items

### Committee Chairs

Goal: Mar 1st 2018 committee goals, budgets, and responsibilities wrt board outlined

- Social and Recreation: Stephen Gebeaux and Kristen
  - Potentially adding volunteering, community clean up, may talk to Army Corp of Engineers (owns the lake) on potential safety issues with lake clean up
  - First concert May 11th (ideally lighting and electrical in gazebo will be resolved then)
  - Budget is \$6,950 out of \$7,000, including upgrading event signs and adding safety signs
  - Considering trying some concerts on Saturday to see if attendance is better
  - Food trucks will submit COI forms
  - Bands typically do not have COI forms, which are required, we have been having bands sign a waiver, but need to investigate insuring them
- Facilities and Grounds: Annie Kimura
- Pool: Inga Allred (10 years on committee)
  - Prior Board minimized committees, but before that chair was liaison with Triangle Aquatics
- Pending: Welcome Committee, Neighborhood Watch (Kenneth Collins at CPD is available to help, Preston Neighborhood Watch may be a model)
- From committees, the board would like:
  - Recommendations on improvements/expansion
  - Help reviewing contracts, recommendations
  - Input on reserve study
  - Minutes shared in Google Drive: actions taken, time, attendees, action items, brief statements of topics

### 2018 Project Budgets (Christine)

- Estimated cost per yard of previous alley paving projects:
  - Concrete \$13.50/sqyd
  - Asphalt \$10.40/sqyd
- Initial Recommendation:
  - Engineering for phase 3 alley paving and repairs this year
  - Actual work for phase 3 alley paving and repairs completed next year
  - Playgrounds this year ~51k (mulch will come out of operational budget, may eliminate timbers if use rubberized surface instead)

- Concert gazebo this year ~\$23k including shake roof with copper flashing, potentially consider alternatives to shake (½ the total cost)
- Draft reserve study available by 3rd week of Feb

#### Statement of Responsibilities

- Board of Directors
- Committee Liaisons

#### Next Meeting

March 1, 2018 at 7pm.

Adjourned at 8:54pm.