

Carpenter Village Homeowners Association

Minutes - March 1, 2018

Call to Order: 7pm

Attending

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

Motions

Motion	Status	Votes
February 1, 2018 Minutes	Approved	unanimous
Approval of Annual Meeting Minutes	Approved	unanimous
Surveys to determine encroachment on Hamilton Hedge (\$1200) and 705 Dominion Hill (\$250)	Approved	unanimous
Choose Vance Construction and Remodeling as vendor for concert gazebo repair @30,405	Approved	unanimous
Facilities and Grounds Committee Charter and Mission	Approved	unanimous
Wakefield Contract Changes	Approved	unanimous
Revise dumpster contract to 2-year contract with Republic Services, weekly during pool season, monthly otherwise (must call to shift between monthly and weekly)	Approved	unanimous
Leaf and Limb for tree removal @ \$132/tree for ~80 trees (minus 10 apartment trees), to be scheduled for fall	Approved	unanimous

Leaf and Limb ad hoc services <ul style="list-style-type: none"> Weeping willow replacement by gazebo @ \$450 with volunteer watering and deep root fertilization in fall Insect and disease control (esp gloomy scale), 3 treatments this year beginning in mid-march for 374 trees @ \$16,700 unanimously 	Approved	unanimous
Move full balance of reserve fund from North State Bank to money market (1% interest and higher liquidity) at BB&T	Approved	unanimous
Pool bonding contract with NEC Power	Approved	unanimous
2018 Hammerheads contract	Approved	unanimous
Triangle Aquatics repair tiles (\$250), VBG skimmer (\$75), and caulking (\$200)	Approved	unanimous
CDR contract renewal	Approved	unanimous
Working Communications Plan	Approved	unanimous
2018 Social Events Calendar	Approved (assuming no additional insurance required)	unanimous

Actions without a Meeting

Motion	Status	Votes	Date
Delinquent Fees on 506 Warlick Green Ln	Approved	unanimous	2/27/2018
Survey of 705 Dominion Hill	Approved	unanimous	2/21/2018

Action Items

- Tatia to create summary Excel files for each AWOM
- Laura to call 508 Grant Forest to confirm paint color approved
- Stephanie send annual meeting minutes in word

- Christine to check on 60-day out clause for Republic Services
- Republic Services to provide W-9 and COI to Omega
- Christine to follow up with apartments on Leaf & Limb services for 10 apartment trees
- Stephanie still working on quote for new speakers and repair of old speakers pending
- Stephanie to review TOC language on solar panels (prior to Tatia sending notice to residents that solar panels don't require architectural review)

Open Session

Agenda Items

Homeowners

- Mahers (705 Dominion Hill)
 - Petition to consider chickens pets and revise covenants to allow chickens
- Laura Taylor (600 Presidents Walk Ln)
 - Encourage Board to update covenants holistically to modernize
- Yvonne Anderson (208 April Bloom)
 - Supports the Mahers in owning chickens and having chickens as pets and argues that covenants are selectively enforced
- Tammy (neighbor of Mahers)
 - In support of chickens
 - Process for requesting new street light @entrance to park on April Bloom and other improvements
- Bill (508 Grant Forest Ln)
 - Color of house, intended "new" color to be the same as old color

Agenda

- January 2018 Financials, with some amounts to be accounted in 2017
- TOC is assessing "hammerhead streets" for inclusion in town maintenance. Next step is us providing a street condition report provided by professional engineer

ARC Requests

- 508 Grant Forest Ln: Mill Springs Blue paint color approved
- 1113 Dominion Hill: Solar panels approved

Next Meeting

April 5, 2018 at 7pm.

Adjourned at 8:55pm.

