

Carpenter Village Homeowners Association

Minutes - May 2, 2018

Call to Order: 7pm

Attending

- Scott Heyman (President)
- Tatia Markland (Secretary)
- Elisa Sumakeris (Member at Large)
- Bob Rand (Omega Association Management)

Motions

Motion	Status	Votes
Authorize Omega to call for and collect RFPs for specs in F&G design specs for Carpenter Town Lane playground with an overall budget of \$50,000. Deadline for proposals to be Friday, May 25	Approved	3
Authorize new contract for Leaf and Limb to include street trees for \$5,400	Approved	3
Approve copper finial for concert gazebo \$1,100	Approved	3
Authorize \$1,800 overrun for additional repairs found for concert gazebo	Approved	3
March 29 Meeting Minutes	Approved	3
April 3 Meeting Minutes	Approved	3
ARC Request 1104 Dominion Hill – Tree removal	Approved	3
ARC Request 114 Hamilton Hedge – Fence	Approved	3
ARC Request 110 Laurel Wreath – House painting	Approved	3
Pool handbook for 2018	Approved	3
Replace pool lane lines for \$2,712	Approved	3

Social committee signage request for \$450 and card table replacement request for \$100	Approved	3
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Actions without a Meeting

Motion	Date
Approve 306 April Bloom ARC Request for fence	4/5/2018
Reject 207 Magnolia Bloom ARC Request for paint color	4/10/2018
Approve 207 Magnolia Bloom ARC Request, approve alternate paint colors recommended by CDR	5/2/2018
Approve 108 Hamilton Hedge ARC Request for new paint colors	4/5/2018
Approve re-appointment of Elisa Sumakeris to the Board of Directors to the term ending in December 2020	4/10/2018
Approve replacement of lake willow tree destroyed by beaver	3/22/2018

Action Items

- Bob: write up protocols on vendor proposals and payments for community projects
- Elisa: draft revisions to ARC guidelines based on CDR

Agenda

Homeowner Forum

- Laura Taylor
- Tony Gallagher
- Wendy Morny
 - Home repainting, rules for handling complaints and expenses to homeowners
- Yvonne & Keith Maher, Dominion Hill
 - Progress on chickens
- Milton Hardy, 527 Commons Walk Cir
 - Weeds and grass trimming, faded paint in the neighborhood

Facilities and Grounds

- Alicia Gordon, playground:

- White Bloom more complicated, would like to wait on that, design specs for CTL, one month delay for White Bloom, but take down at same time?
- Christine Firman, review materials for 6 signs
 - \$500/each for 2'x3' sand-blasted and routed sign, excluding posts
 - \$130/each ½ inch PVC with UV cured paint
 - \$98/each Aluminum
 - Board will vote on AWOM with wording and material
- AWOM for revised Wakefield mulching contract ~\$36k

Financial Report

- \$292k operating funds
- \$495k reserve balance

Board of Director Matters

- Priorities
 1. Alley and street ownership
 2. Finalize reserve study
 3. Determine project budgets
 4. Get estimates from F&G
 5. Revise accounting process to account for project-level expenses

ARC Requests

- 1104 Dominion Hill – Tree removal
- 114 Hamilton Hedge – Fence request
- 110 Laurel Wreath – House painting

Next Meeting

June 6, 2018 at 7pm.

Adjourned at 9:39pm.