

Carpenter Village Homeowners Association

Minutes - June 6, 2018

Call to Order: 7pm

Attending

- Scott Heyman (President)
- Phil Mentler (Vice President)
- Tatia Markland (Secretary)
- Mandar Barve (Treasurer)
- Elisa Sumakeris (Member at Large)
- Bob Rand (Omega Association Management)

Motions

Motion	Status
May 2 Meeting Minutes	Approved
Authorize resolution to expend funds with addition of monthly report on expenditures over \$1000	Approved
ARC Request 101 Monument View - Tree removal	Approved
ARC Request 1002 Dominion Hill - Shingle replacement	Approved
ARC Request 126 Hamilton Hedge - Tree removal	Approved
Authorize 250 amp 240v electrical outlets for food trucks, \$1400-\$1600	Approved
Authorize \$3,850 to resod Macon's pond to address erosion with change to minimum of 10-days watering not to exceed \$4,200 without prior authorization and guarantee	Approved

Actions without a Meeting

Motion	Date
Approve creation of Nominating Committee with Phil Mentler and Tatia Markland as members	5/11/2018

Approve appointment of Mandar Barve as Treasurer, eligible for re-election in Dec. 2018	5/12/2018
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Action Items

- Omega
 - Bob to schedule planning meeting with Mandar, Scott, Bob, and Christine
 - Bob to set up planning calendar
 - Bob to add a report of expenditures greater than \$1000
 - Bob to contact H&H regarding plan for fountain/parking area
 - Bob/Laura to eBlast H&H letter
 - Bob to work with Wood Partners to schedule a presentation for homeowners at the club house
 - Bob to set up a conference call with Reserve Advisors
 - Bob to inquire about surveillance cameras with Triangle Aquatics
 - Bob to get quotes to remove crepe myrtles blocking concert gazebo
- Board Members
 - Tatia to post H&H letter to web site
 - Phil to convert Project Protocols to numbered list
 - Tatia to test steps in Project Protocols
 - Tatia to prototype online reservation system for tennis courts
 - Scott to send email to schedule next board meeting

Agenda

Homeowner Forum

- Inquiry on status of lake gazebo: on hold due to higher priority projects
- Status of H&H development: letter from developer to be sent out
- Request for baggy dispensers on main lawn
- Karen Calinski
 - Status of ARC request
 - SLA for inquiries (not submissions) to CDR

Facilities and Grounds

- Christine Firman, update on installation costs for 6 signs: \$150-\$200 each
- Committee meeting June 13th
- Bob to inquire about surveillance cameras with Triangle Aquatics
- Tatia to prototype online reservation system for tennis courts
- Bob to get quotes to remove crepe myrtles blocking concert gazebo
- Review lake usage policies from other communities

- Initial proposed rules: no swimming or motorized vehicles

Financial Report

- Bob to schedule planning meeting with Mandar, Scott, Bob, and Christine
- Bob to set up planning calendar

Management Report

- Playground Replacement:
 - First playground bid submitted today
 - Deadline extended to June 11
- Pool:
 - Bob is getting pest control at pool for ant hills, wasps and mosquitoes

Board of Director Matters

- Project Protocols Draft
 - Phil to convert to numbered list
 - Tatia to test process
- Reserve Study: proceed with conference call

ARC Requests

- 101 Monument View: approved
- 1002 Dominion Hill: approved
- 126 Hamilton Hedge: approved
- 605 Dominion Hill: need to review location of removed trees and fence line
- 309 Commons Walk: waiting for new submittal

Expenditures

- 250 amp 240v electrical outlets for food trucks, \$1400-\$1600: Approved
- Resident request for entrance lighting at Louis Stephens and April Bloom (8 outlets), \$14,000-\$16,000: Deferred to 2019 budget planning
- \$3,850 to resod Macon's pond to address erosion with change to minimum of 10-days watering not to exceed \$4,200 without prior authorization and guarantee: Approved

Next Meeting

July 2, 2018 at 7pm.

Adjourned at 9:49pm.