

# Carpenter Village Homeowners Association

Minutes - July 2, 2018

Call to Order: 7:02pm

## Attending

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

## Motions

Motion	Status
June 2 Meeting Minutes	Approved
Wakefield sodding of Macon pond	Approved
Invest \$60,000 in 4 separate CDs per Forrest's recommendations, Forrest to pick bank	Approved
\$3620 for Magnolia Bloom alley repairs from Mr. Pothole	Approved
ARC request 105 Ivy Tree Place (deck)	Approved
ARC request for 207 Magnolia Bloom (paint)	Approved

## Actions without a Meeting

Motion	Date
Approved ARC Request for 308 Commons Walk (deck replacement)	6/8/2018
Approved request for steel lane reel for pool	6/13/2018
Approved June 24th pool party	6/13/2018

## Action Items

- Omega
  - Bob to request the TOC to put no parking signs on hammerhead streets
  - Bob to look into large boulders for Magnolia Bloom alley
  - Bob to inquire with David Ferrell on source of responsibilities in HOA ownership matrix
- Board Members
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## Agenda

### Homeowner Forum

- Karen Calinski, eBlasts and communications
- Bryan Walker, 207 Magnolia Bloom Ln paint color

### Reports

- Finance
- Facilities & Grounds
- Communications
- Pool
- HOA Manager
  - Proposal for Sonitrol (4 cameras for pool) will need to be reviewed at the August meeting
  - Hammerhead streets formally owned by TOC, Bob to request parking signs
  - Outlets for vendors to be installed shortly
  - Wakefield Macon pond sod, watering for first 10 days, won't provide warranty
  - Crepe myrtle in front of concert gazebo will be removed by Wakefield
  - August 1st insurance to be renewed
  - Tuesday, 10th 7pm for Davis Drive/Morrisville-Carpenter construction
  - Sidewalk maintenance continues

### ARC Request

- 105 Ivy Tree Place (deck)
- ARC request for 207 Magnolia Bloom (paint)

### Old/New Business

- Playground update (Alicia Gordon)

Category	Vendor	Item	Cost
Play Structure	Kompan	Playscape + Installation	\$67,729.75
Play Structure	Barrs	Playscape + Installation	\$68,561.48
Fence	Freedom Fence	Perimeter Fence	~\$6,000
Ground Treatment		Concrete Border	~\$6,500
Ground Treatment		Engineered Wood Fiber Mulch	~\$7,000
Ground Treatment	Barrs	Unitary Surface \$13/sqft	~\$70,000
Play Structure	Barrs	Refinish Swing Structure	~\$36,000
Play Structure	Kompan & Barrs	Barr structure minus spinny cup, shade (\$7226), and comet (\$1683) Supernova (\$7000) from Kompan	\$65,000* *investigate smaller climber structure
Play Structure		Playhouse	tbd
Shade		Sail Shades	tbd

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- Reserve balance discussion and short-term CD investment
  - \$60,000 in 4 separate CDs per Forrest's recommendations, Forrest to pick bank
- Alley repairs for 103 Magnolia Bloom and 612 Stafford
  - \$3620 for Magnolia Bloom repairs from Mr. Pothole
- Priority Identification
  - ARC Requests
- Townhome alley ownership/maintenance responsibility

## Next Meeting

August 1, 2018 at 7pm.

Adjourned at 9:50pm.