

The Charleston Village Homeowners Association

Board of Directors meeting minutes

Monday, June 28, 2010

Officers present: Bob Schmedding, Michele Medlin, Laura Linton

Officers absent: Hugh Cameron, Bob Nagle

Others Present: Kim Warren of 2030 Battlewood Road, Patricia Borgmeyer of 2420 Castleburg Drive, Rich Fields of 2010 Keokuk Court, Tim O'Hara 3012 Cumberland Gap Court, Beth Harvey of RS Fincher

I. Call to order: Bob calls the meeting at order at 6:35 PM

II. Establish Quorum of Board: Majority of board members present, quorum established

III. Open Forum: Kim Warren expresses her concerns over the state of the pool. She describes it as "dirty" and "not being taken care of". She states that a neighborhood family recently contracted conjunctivitis. This family as well as Kim believes the source of the infection to be the CV pool. She states that she has been using her own test strips to check the chemical levels in the pool and with every testing indicates the Ca levels are too low along with the chlorine levels. Mrs. Warren says that she attempted to discuss her findings and concerns with the pool committee but that "they did not want to give her any information".

Rich Fields who owns a pool management company seconds Mrs. Warren's concerns, saying he believes the pool to be unsanitary and that his children are unwilling to swim in the CV pool. He states that the low Ca levels will allow the chlorine to pit the new surfacing, reducing its life expectancy considerably. Both Mr. Fields and Mrs. Warren express the opinion that they feel they are being charged HO dues for an amenity they do not feel they can comfortably use.

Mrs. Warren claims that one of the pool attendants was throwing "granular (chlorine)" into the pool while residents were still in the pool. Bob inquired as to if Mrs. Warren happened to have dates, times, or knew which attendant this was since CV no longer uses a granular system. In order to question Chase Pool management about the incident it, more specific information was needed.

Mr. Fields explains that the Wake county health department requires the chlorine level be between 1-10, and that at levels <3 bacteria can grow. He believes the conversion to a liquid chlorine system was for the ease of the management company who suggested we install it as opposed to the more regulated control of chlorine levels it boasts. Our current system is calibrated to maintain the chlorine at a 5. It automatically adjusts the amount of chlorine pumped in according to the levels measured by the system. Discussion about the expense of having the sand changed in the current filters also ensued. Mr. Field's believes these filters should have lasted at minimum another 5 years and that CV was "ripped off" by being instructed to change the sand.

Beth expresses her displeasure with her communication efforts as well as the response by Chase Pools. Patty Borgmeyer says she is concerned over the general appearance neighborhood not just the pool area. She states that the pool chairs are in a state of disrepair. And that many yards in the community are constantly unkempt.

Beth Harvey explains that letters are continually being sent to remind homeowners that their yards need attention, as well as letters about cars parked in the road and campers parked in driveways for extended periods of time.

IV. Approval of minutes: Michele brings typed copies of the minutes to the meeting. Bob moves to approve, Laura seconds, motion passes unanimously.

V. Treasurers report: Verification that clubhouse rental deposits that are not returned to the renter are refunded into the clubhouse cleaning budget.

- All items appear to be on budget.

VI. Committee reports

ARB: Is in desperate need of new members. Fortunately the committee has only received 2 recent requests

Welcoming committee: MaryAnn Gunshefski is basically back on her own on this committee.

- Beth will give her extra 2008 directories to add to Welcome packets
- 4 new residents in the community

Pool committee: Mr. O'Hara reports the the multiport valve is leaking and needs approval for its replacement.

- Shower head in Men's bathroom also needs to be replaced. Mr O'Hara is handling this
- Pool has only been closed d/y contamination 1 time to date this season

Swim team: First Home meet 6/29.

- CV boasts the largest swim team since its inception
- Crocodiles are undefeated so far, they will have their awards ceremony at Hope Chapel on July 20th, following their last meet.

Grounds committee: Involved in current versus future flower bed planning/budgeting.

- Mulch for the playground will be delivered on July 8th at 9AM.
- Irrigation was repaired as well the electrical line to the lighting at neighborhood entry.
- Realtor who placed the plastic American flags sent instructions for proper flag disposal for those concerned HO's and they will be posted on the website.

Social committee: No one to report

Clubhouse committee: Busy spring/summer rental season.

- Doors came in but were the wrong size and had to be returned. The new doors will be installed following pool season.
- Committee working in conjunction with the pool committee to secure wifi service for both areas. According to Beth Harvey, Southeast phone can bundle phone and internet service.
- Mr. O'Hara states Time Warner Cable offers a 12 month plan at \$77.95 month and **AT&T** offers a \$39/month plan.
- Laura motions to subscribe to the \$39/month plan that will be paid out of the budgets of both committees for 12 months. Michele seconds, Bob agrees, motion passes
- Mr. O'Hara will research if the need to upgrade at some point would result in a new 12month obligation..

Communications committee: David Randle continues to update the site as he is notified of any changes.

- MaryAnn is calling for any article for the next newsletter which is slated for publication by Aug 1.
- Laura has some plastic sleeves for delivery she will give them to MaryAnn.

Nominating committee: No report

VII. Management company report: 58 violation letters were mailed

- Currently we have 15 due process hearings on the calendar for the month of July

- Playground was recently inspected and passed with flying colors, with the addition of new mulch.

VIII. Old business: All covered in other reports

IX. New business: Covered in Open forum

X. Adjournment: Board moves to closed session at 7:50ish

Closed Session:

On June 30 the 2421 Castleburg Drive will be foreclosed upon. The current understanding is they are making no efforts to change this. Unpaid HOA dues will be irrecoverable.

2019 Catskill Court has filed bankruptcy; a payment plan was set up for her missing dues. She has been noncompliant with the plan. CV has petitioned the court to remove her from bankruptcy to allow possible collection of funds.

Adjournment: 8:15 PM