



Minutes from Board Meeting on 11/3/11

Meeting called to order at 7:41, delayed until an established quorum was met.

All board members were in attendance. (Bob Schmedding, Tim O'Hara, Ann Straub, Bob Nagel and Hugh Cameron)

Previous 2010 Annual minutes approved

Bob Schmedding gave the President Report.

The report including: the upcoming 2012 budget and why the board had elected to increase the monthly dues. Bob explained why the increase was necessary and where the increase kept us in line with similar communities in regards to size and number of homes in the Apex/Cary area.

Ann Straub gave the annual treasures report. The report included where the money has been spent to cover various projects, events, upgrades to the community, and to Charleston Village's operating expenses. The report also included as to future projects that needed additional funding in order to keep the grounds and facilities up and in good condition. Ann also explained that in case of an extreme emergency, that Charleston Village had enough money in reserve so that it can avoid having to take out a loan and putting a special assessment on the home owners.

Motion was then made to pass the 2012 budget. Motion was seconded and all Charleston Village members in attendance voted unanimously to approve the budget.

Committee Reports:

- ARB (Architectural Review Board) – Bill Ferrell gave the annual report. From December 1, 2010 until November 2, 2011 the ARB had reviewed 23 applications for exterior improvements with 19 approved, 1 approved under protest and 3 that were declined. Requests were down from 32 in 2010 to 23 in 2011.
- Pool Committee – Tim O'Hara represented the pool committee. The report included the upgrades planned for new table umbrellas, re-strapping of the pool side chairs etc.. The changing of pool maintenance companies, that we are no longer using Chase Pool Management. The new company to be contracted for 2012 will be Pool Professionals
- Social Committee – Jodi gave the report. In 2011 there were 4 events headed by this committee. They were as followed: the Easter Egg Hunt, Neighborhood Garage Sale, the Fall Festival and the Halloween Parade.

- Communications Committee – Mary Ann reported that they are working on making the CV website more user friendly. They are also looking into a company to do mass emails to CV homeowners. (it was suggested by Bill Ferrell to look into a company out of Durham that does mass emails. The company suggested for review was: icontact.) It was also suggested that the signs be placed at curbside to inform CV homeowners of upcoming meetings to increase attendance and getting more residents involved in the CV community.
- Grounds Committee – MaryAnn went over the plans to improve the entrance ways into our community. Work slated to start by December 1, 2011.
- Clubhouse Committee – nothing noted
- Swim Team Committee – nothing noted

Bob Schmedding was re-elected Board President and Hugh Cameron was re-elected to the board.

(All committees agreed for the urgent need for additional volunteers in order to keep Charleston Village a clean, friendly, safe and fun community. It was recommended that all in attendance, board members and non-board members alike to try and recruit our neighbors as additional volunteers.)

OPEN FORUM:

- Bill Ferrell – gave a huge thank you to all those who currently volunteer their time and services. This thank you also included the time and effort of Beth Harvey.
- Animal waste- growing problem in the community. What can be done about it? Numerous suggestions to address this were discussed, some of the notable ones: another article in the CV news letter, signs indicating fines if caught not cleaning up after your pet. Nothing was resolved to address this matter at this time. Board to review and address this matter at next board meeting.
- Mailboxes – it was mentioned about the deterioration and conditions of the mailboxes in the community. HOA mentioned it was the responsibility of each of the individual homeowners to maintain their mailboxes. Those who have mailboxes not up to acceptable standards are sent a letter by the HOA to clean, fix or paint their mailboxes. It was mentioned by the board that it would be extremely expensive for the replacement of mailboxes by the HOA and not fair to those who have and are keeping their mailboxes in acceptable conditions.