

## Charleston Village minutes from May 31, 2012

Members in attendance: Ann, Bob, Bob and Beth

Absent: Tim and Hugh

Approval of old minutes approved

Items discussed:

- Exterior pool side umbrella tables: It was noted that the current tables being used were not in good condition due to improper storage and that water damage had caused swelling along the edges of the tables. The board decided to move forward and purchase new tables as required.
- Slim on the sidewalk in front of a house on Templeton Gap. This slim is caused by a chemical reaction from the iron in the water and a substance found in the cement. Board asked Beth to look into the possibility of away to drain this slim away from or divert it under the side walk and into the street.

Committee Reports:

- Swim team – everything is good. Pool pros doing an excellent job so far. Schedule for swimming meets to be made more visible so that residents are aware of up-coming meets. This way they will not be surprised when going to the pool for swimming. Security cameras have been mentioned to be installed in the clubhouse area to help stop any illegal activities in the area. (pool area, clubhouse area, parking lot etc.) The board voted to move forward to purchase security cameras.
- Board signed an authorization form to allow the apex police to arrest anyone who is trespassing on C.V. property.
- The problem of rental units in C.V. addressed as to what can be done about those properties and home owners properties not being kept to the standards as outlined in the covenants and rules. It was decided among the board that we cannot discriminate between home owners and rentals. That enforcing the rules must apply to all properties, and that we as a board, have too address and fine all properties not complying to notices and warnings sent to the persons in violation of the rules
- 2013 Keokuk is delinquent on their HOA dues. This is an ongoing problem with the owner at this address. The board has decided to move forward and start foreclosure proceedings against the home owner.
- The ARB made a request to the Board to allow a free standing deck to be erected. This request was granted but does not change the rules of free standing decks or patios. The ARB and the Board will review each request as to whether or not to allow free standing decks/patios on a case by case request.
- Fence on 2012 Templeton Gap. Are the fence picket gaps in the covenants or the guidelines? What if anything can we do to change this.