

# Charleston Village minutes from July 15, 2013

**Annual Meeting Start Time: 7:15**

Members in attendance: Ann, Bob, Bob, Tim and Beth

Special guest Margo

Meeting brought to order by Bob S.

- Approval of minutes from May's board meeting reviewed and approved.
- Treasures Report:  
Charleston Village has available funds of:  
\$217,419.24 in checking and savings  
\$164,343.00 in reserve cash  
\$381,762.24 Total  
  
11 late reminders for HOA dues sent out to various home owner.
- Signage and lighting in front of the entrance to C. V reviewed. August 9<sup>th</sup> is the target date for entrances to be completed. (weather pending)  
As part of the entrance renovation, lighting columns currently located on the properties of the home owners are to be removed. Notice to all home owners with the columns on their property will be given the opportunity to have them removed at no cost. Those electing to keep the columns will be responsible for the upkeep on them including working lights.  
  
Cyprus trees to be removed from behind the entrance sign off Holt Rd. as part of the entrance renovations

## **Club House Remodeling:**

- This project has been approved pending bids for renovations. Renovations to include but not limited to:
  1. Open up wall to make main room bigger
  2. Add a serving window from the kitchen to the main room
  3. Flooring
  4. Furniture
  5. Update all counter tops
  6. Kitchen appliance updates

The board has approved up to \$30,000 for this renovation. Final approval as to what is to be completed is pending per bids.

- Over 50 violation notices have gone out for illegally parked cars, lawn maintenance and various other things.
- Playground area:
  1. New mulch to be added.
  2. New bubble on slide area to be replaced.
  3. Playground to be inspected to make sure we are current on safety issues.

- Landscaper/Lawn maintenance: The newly hired company for 2013 to mow the common areas and do the landscaping has not been full filling his obligations as required. R.S. Fincher to address our concerns to this contractor.
- Basketball issue between home owners on Keokuke. The board has elected not to get involved. Seeing this is a portable basketball unit and not a permanent fixture.

Properties in delinquency from unpaid dues discussed and what options the board and the HOA have to take. Properties in specific not listed for privacy and legal reasons. Home on Cumberland Gap has recently gone to foreclosure.

**Meeting adjourned at 8:45**