

Charleston Village Homeowners Association, Inc.

Board meeting held on April 29, 2014

At Charleston Village clubhouse

**Meeting attendees:**

**Board members:**

Bob Nagel and Hugh Cameron

**RS Fincher representatives:**

Sheri Fincher and Jeff Rowles

**Also in attendance:**

Tom Fielding

A quorum was present and the meeting was called to order at 6:35PM by board president Bob Nagel. Attendee Tom Fielding had expressed an interest in joining the board and wanted to learn more about board functions. A brief discussion developed and ended with Bob Nagel making the motion to accept Mr. Fielding as a board member. The motion was seconded by Hugh Cameron and carried. Tom replaced Ann Straub who resigned after the March meeting and his tenure will run through 2015 in the capacity of Treasurer.

It was noted that no meeting minutes existed from the March meeting. Melanie Dunslane, the board secretary had resigned following the march board meeting and was unable to provide minutes from that meeting.

**Grounds:**

Complaints had been received about some shrubs along Templeton Gap which were blocking visibility to traffic trying to enter Holt Rd. Management representative, **Jeff Rowles to contact Second Nature about getting these trimmed back.**

**Pool:**

Proposed pool rules were reviewed and approved after a board vote.

Clubhouse:

Sheri Fincher noted that the deadbolt on the front door of the clubhouse was being locked by someone other than board members or RS Fincher. A motion was made and passed to replace the lock and key and not give the key out unless assigned, seconded by Hugh Cameron and the motion carried. ***Sheri Fincher will take care of this action item.***

Bob Nagel and Hugh Cameron reported that the clubhouse refurbishment should continue. ***Bob and Sheri fincher to meet and discuss.***

Playground:

Several playground structure designs were presented by Jeff Rowles. The board discussed fencing around the current playground area and drainage away from the proposed expansion site as well as the different configurations in each quote. The board voted to leave a section of the playground open and not completely closed with fencing and a gate as it is currently. The existing fence will be disassembled on the west side to allow for the expansion. The disassembled section will then be placed along the south side of the playground and attached at what is now the southwest corner of the playground. The board also approved purchase of "Option 2" playground structure from Playgrounds of North Carolina. This option includes ground preparation, mulch, and the structure itself. ***Jeff Rowles to follow up with the vendor with regards to the down payment and delivery/install details.***

President's Report:

Bob Nagel reported that the pool opened on time and without any complications. He voiced a concern that the current phone and wifi setup was unreliable with the wifi dropping out occasionally and preventing people from getting access to the pool. There was also concern about the box the where the current phone is located, and basically hidden. The phone is also not well made. Sheri Fincher suggested Southeastern Telephone, who provides a sturdy telephone unit (much like old pay phone) with red handle. The board approved switching companies for both a cost savings and securing the service of a reliable service provider. ***Sheri to contact Southeastern and have service and phone changed out and remove the telephone box.***

Old Business:

Sheri Fincher presented a letter from Matthew Waters, an attorney for the HOA, regarding the proposal to have Google install fiber optic cable to each home within the Charleston Village subdivision. In the opinion of Mr. Waters, the costs of obtaining easement onto each property, and the surveying needed to establish easement locations made the proposal cost prohibitive. Additionally, Mr. Waters cited the liability of owning all these pieces of property and the federal law as it applies to granting exclusive easements to a single company. For all these reasons, the board decided to let this matter drop.

With all matters in the agenda discussed, a motion to adjourn was made at 8:20. The motion was seconded, carried, and the meeting adjourned.

These Minutes are respectfully submitted by Jeff Rowles, community manager for RS Fincher.