

Charleston Village Home Owners Association, Inc.
Board Meeting Held on July 28, 2014
At Charleston Village Clubhouse

Meeting Attendees:

Board Members:

Bob Nagel
Hugh Cameron
Tom Fielding

RS Fincher Representatives:

Sheri Fincher
Jeff Rowles

Also in Attendance:

Jean Bowen
Barbara Keating
Gail Goldstein
Bernice Sonstroem
Angela Haag

A quorum was present and the meeting was called to order by board president Bob Nagel.

In the open session of the meeting, there was a discussion concerning the Social Committee, Welcoming Committee, and general communication challenges (web site and newsletter) for these committees and the community. These committees are being re-introduced with new volunteers, and further information of their progress will be reported at the next meeting.

Also discussed were concerns by residents of the upkeep to properties within the community. Jeff Rowles assured the attendees that letters have been sent, and presented some figures for first letters, second notices, and explained the procedure for follow up actions. It was noted, and agreed by all, that the landscaping company is doing a good job.

Another short discussion focused on the umbrella tables under the shelter at the pool, and can they be moved out and other tables (purchased) placed there? Also mentioned was the use of one table by the pool attendant, which takes away from residents' use of it. This is an ongoing discussion (see pool section of these minutes).

The open session ended and the board met in an executive session.

Angela Haag expressed an interest in joining the board. Bob Nagel made a motion to accept Ms. Haag as a member and Tom Fielding seconded. The motion was carried. Ms. Haag will fill the role of board secretary.

Clubhouse:

The future upgrades to the clubhouse were presented by Bob and Sheri, which include:

- Carpet
- TV with cable
- Furniture
- Change of art and valances for windows
- Move exit sign
- Change faucet
- Microwave over stove
- Replace the door and bottom of columns
- Repaint gazebo
- Allow the swim team closet space

The old furniture was discussed, as being sold at a yard sale or donated.

Samples for changes should be available by the September meeting, and work is hoped to be completed by November.

ARC:

There was a discussion about aluminum fences being allowed, based on a homeowner's request. Sheri pointed out the current ('05 guidelines) state that only wood fences are allowed. Therefore, the guidelines need to be revised. This would require written specifications, and a sample of how it would look. Jeff suggested that a guideline be drafted and then another set of eyes can review. Tom suggested that the homeowner requesting the fence may help. **Sheri said she would look into seeing what other communities' specs are.**

One outstanding ARC request was approved by the board.

Pool:

There was a question if pool furniture umbrellas had been ordered, and if so from where? These types of orders would be preferred to go through the Fincher office. **Jeff was to follow up with Tim O'Hara to find out where they were ordered from.**

Also discussed was a complaint by a resident about one of the attendants at the pool allowing 22 people in when the pool was crowded. As complaints about enough tables being available to residents, this was a concern.

Playground:

The new playground is scheduled to be delivered 8/6/14. There are unused funds in the social budget, so a proposal was discussed to plan a festival to celebrate the new playground. Planning is ongoing and will be discussed at the next meeting.

Treasurer's Report:

A property was discussed with serious deficiencies in unpaid assessments, which has been a recurring problem for years. A motion to send intent to foreclose was passed by the board. The board president signed documents authorizing the attorney send a letter to the homeowner of the HOA's intent to foreclose on the property.

Tom asked a question concerning the gas expenses being at 250% and what the gas is used for. **Sheri said she would check with the gas company.**

Manager's Report:

There will be 8-10 homeowners compelled to appear before the board at the August 18th meeting for fines hearings for violation letters sent, so there will likely be a large attendance at that meeting. If homeowners do not attend, the hearings will proceed without them.

There is also a proposal that a certified beekeeper present to the board to educate about the effect/no effect on the neighborhood by keeping bees. Hugh suggested that we limit time on presentations, especially when we have a large agenda, to avoid all night meetings.

Sheri suggested that the board meeting be open at least quarterly.

The next HOA meeting is scheduled for August 18th at 6:30.