

**Charleston Village Home Owners Association, Inc.
Board Meeting Held on January 19, 2015
At Charleston Village Clubhouse**

Meeting Attendees:

Board Members:

Bob Nagel
Hugh Cameron
Tom Fielding
Angela Haag

RS Fincher Representatives:

Jeff Rowles

Also in Attendance:

Bob Sevio
Robin Sevio
Cater Glass

A quorum was present and the meeting was called to order at approximately 7:00 pm by board president Bob Nagel.

Open Session:

There was no open forum at the usual 6:30 start time. Two residents stayed at the 7:00 time to hear the insurance review presented by guest Carter Glass of Cater Glass Insurance Co. He reviewed the CV HOA policy with Nationwide Insurance. There were some questions from board members about some items in the policy that seemed outdated or incorrect (Gazebo, number of pillars, cost for pool pump house). Corrections were suggested and agreed upon by the board members. A separate Directors' and Officers' policy (D&O) was then presented by Mr. Glass. The board agreed to review a new quote for the business owner's policy and D&O once provided.

Executive Session:

ARC:

One request was approved.

Committee Updates/Reports:

- Communications
 - No update
- Grounds
 - No update

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- Pool
 - No update
- Clubhouse
 - Furniture and TV delivery were scheduled
 - Valances will be made
 - Carpet selection was again reviewed by board members
 - There was a suggestion to add swim team photos to the clubhouse area near the swim team storage room.
 - There has been only 1 resident submitting photos for the art “contest”.
Angela will send to other members to review.
- Play Area/Gazebo
 - No update
- Social
 - No update

President’s Report:

No update beyond what has been discussed.

Treasurer’s Report:

No update beyond what has been discussed.

Manager’s Report:

No update beyond what has been discussed.

Old Business:

- The minutes from the October 2014 meeting were approved.

New Business:

- RS Fincher suggestion to move \$25,000 to reserves from operating budget for tax purposes was approved.
- There was a recommendation to consider updating the pool bath areas. This should be on the next meeting’s agenda.

Fines and Violations:

- One property already being fined was discussed, as no improvement has been noted. If there is a health or safety issue, declarant has the right get the work done and charge the homeowner, with notice. **Attorney is being consulted.**
- A violation letter has been sent to another property for work done not according to the approved ARC, and effect on neighbor’s property.

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Motion to adjourn the meeting and was passed.

Next meeting is 2/16/15 at 6:30 pm.

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Action Items:

Action	Responsible
Recommend monthly cleaning service for clubhouse	Jeff
Approve a monthly cleaning service for the clubhouse	Board
Send board photos submitted for clubhouse art.	Angela