

**Charleston Village Home Owners Association, Inc.
Board Meeting Held on March 16, 2015
At Charleston Village Clubhouse**

Meeting Attendees:

Board Members:

Bob Nagel
Hugh Cameron
Tom Fielding
Tim Ruff
Angela Haag

RS Fincher Representatives:

Jeff Rowles

Also in Attendance:

Bernice Sonstroem
Rebecca Ashley
Peggi Reed
Harold Reed
Bob Cochis
Carol Mitchell
Bob Sevio
Ada Vazquez
Alex Corvin
Sandra McQueen
Karen Bingham

A quorum was present and the meeting was called to order at approximately 6:35 pm by board president Bob Nagel.

Open Forum:

The meeting began with Rebecca Ashley speaking on the Duke utility truck parked at times at her residence. She explained that the Ashleys had spoken to the 2000 block of Keokuk and presented to the board a variance request signed by all neighbors except 2 that could not be reached. Ada Vazquez, one of the neighbors, spoke in favor of allowing the truck. Bob Nagel explained that the board has been looking at the situation and possibilities, and will make a decision during the executive session. Bob Sevio brought up a concern that theoretically, there could be more of these types of vehicles allowed, and how that could affect home sales. He suggested perhaps using the pool/clubhouse area parking for the truck. Rebecca explained that there are tools and

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equipment on the truck that would not be safe in a public parking area. Also, since the truck is used in emergencies (power to hospitals), it would affect the response time if parked so far away. Bob Nagel explained that the lot would not be a permanent solution. It was asked what the guidelines say, and Jeff Rowles looked for the exact wording.

While Jeff looked at the guidelines, Ada Vazquez asked about a violations letter she had received for multiple cars parked in the street by her home. She explained that it is not her car, but sometimes family visiting, or other visitors to the cul de sac. It was asked if these vehicles are there overnight and she stated they are not.

Jeff had found the parking section in the guidelines and read it (Article VII, section 3). This can be found on the CV website. "Adequate off-street parking shall be provided by the owner of each Lot for the parking of motor vehicles owned by such owner, and owners of Lots shall not be permitted to park their automobiles on the streets in the development. Owners of Lots shall not be permitted to park boats, trailers, campers and all other similar property on the streets in the development, and such property shall be parked in a garage or area screened from the street and adjoining Lot view and approved by the Architectural Control Committee. In no case shall recreation vehicle parking be allowed in front of or beside a house unless adequately screened from view of the street and adjoining Lots. No inoperative or abandoned vehicle, or any type, shall be parked or stored on any Lot or on the streets in the development."

There was discussion of if vehicles are not there 24 hours; they are considered "visiting".

Rebecca added that the Duke vehicle is not at their residence all of the time, and provided the frequency (some week days and 1 weekend a month).

Bernice Sonstroem added that if the surrounding neighbors do not mind, it should be allowed. Bob Sevio reiterated his concerns.

Bob Nagel stated again that the board has the facts, and would make a decision during the executive session.

Next, Bernice Sonstroem described an instance of her and family sitting outside and hearing multiple gunshots for a long duration (1.5 hours) in the evening. The shots were coming from behind the residence on Holt Rd. The Apex police were called, and they said it was out of their jurisdiction, and advised to call the sheriff. The sheriff did respond, and said that the parties had a permit. Bernice questioned if the board could do anything, as this is a safety issue, and could affect property values. Bob Nagel explained that there is really not much the board could do, and suggested to call elective representatives and follow up with local law enforcement. Bob Sevio offered to look into what the laws are in Cary and NC, and ask for the police records.

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Bernice asked if there would be a community directory. Bob N said yes, but not sure of the progress on it yet.

It was asked if there are plans to fix sidewalks, and it was explained it is done by the town of Apex. Jeff Rowles said he had spoken with the town, and they will repaint crosswalks after pothole repair work (late spring).

Carol Mitchell suggested that a dog park could be included in the community, since we are such a pet friendly neighborhood. She suggested near the new playground where there is space. Bob Nagel explained that this has been looked into before, and there were reasons it did not go forward, such as insurance costs, fencing heights, clean up, etc. **Bob will look into what it would require.**

It was asked when the pool opening date is. It is usually the 2nd week of May.

The open forum ended.

Board Meeting:

The February 2015 meeting minutes were approved, with 1 addition added to the text.

Committee Updates/Reports:

Bob would like to get an update on who is on committees and what they are doing.

- ARC
 - There were 2-3 people that expressed interest in joining the ARC. **Jeff will follow up with them.**
 - Tim Ruff suggested merging the grounds committee with the architectural committee. It was approved.
- Communications
 - No update
- Grounds
 - No update
- Pool
 - No update
- Clubhouse
 - No update.
- Play Area/Gazebo
 - No update
- Social
 - No update

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There should be a nominating committee, according to the bylaws. The board will have to establish that.

President's Report:

The clubhouse improvements are completed.

Treasurer's Report:

No update. Tom had some questions about categories on the reports, but is ok with what is presented now. Tom suggested that the aging report be sorted by the highest balance.

Manager's Report:

- One ARC was approved
- A letter sent to a residence for work to be completed has no response. A second letter can be sent certified mail.
- Clubhouse remodel is completed and final invoice for payment was approved.
- Cable contract has been signed
- Spring cleanup letter has been sent
- The board agreed that pages 29-41 of the management report do not need to be provided in a printout copy.

Old Business:

- Bob has contacted 4 contractors for the restoration of the pool restrooms. None have gotten back to Bob. The budget needs to be considered for things like sinks, countertops, lights, etc. **Bob to talk to one more source, and Jeff to look into other contractors.**

New Business:

- One exterior wall of the clubhouse requires painting (the one near the pool gate).

The open session of the meeting ended and the board went to executive session (separate minutes).

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Action Items:

Action	Responsible
What is required for dog park	Bob
Supply contactors/quotes for restroom renovations	Bob, Jeff
ARC committee members	Jeff