

Charleston Village Home Owners Association, Inc.
Board Meeting Held on April 20, 2015
At Charleston Village Clubhouse

Meeting Attendees:

Board Members:

Bob Nagel
Tom Fielding
Tim Ruff
Angela Haag

RS Fincher Representatives:

Jeff Rowles

Also in Attendance:

Bob Sevio
Gail Goldstein
Wenjian Huang
Ali Greiner – Pool Professionals

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 Gail Goldstein asking if the pothole on Castleburg could be fixed. Tim Ruff suggested that pothole repair information be disseminated to the community via the newsletter. Anyone that sees roads in need of repair can call the town of Apex. Gail agreed to add to the next newsletter.

Gail had a follow up question about the temporary white board signs being displayed prior to board meetings. Is there a way to coordinate this? Bob Nagle explained that he was too busy prior to this meeting. Robin Sevio also has keys and access to the signs, but right now there is no coordination and it depends on the availability of the volunteers to post them.

Bob Nagel commented that there needs to be better communication from the committees. All committees should give an update at the monthly meetings, or submit a report prior to the meeting (an email would be fine).

Gail gave an update on the social committee (see next section).

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Bob Sevio asked if there was any disposition about the Duke utility truck. Bob N explained that it would be finalized in the executive session tonight.

Bob S. asked if there was any progress on the RS Fincher commitment to have a violations report available, and when can it be expected.

Bob S. also requested that once per quarter there be an “after hours” drive through (6-7pm) to see if people are parking on the street. Jeff Rowles explained that it is difficult to meet those hours. Bob S. replied that there are a lot of people parking continually overnight on the streets and asked who is supposed to enforce the rules. He explained that he sees it as a safety issue for children and pedestrians, and takes away from the appearance of the community. He requested that there be clarification provided at the next meeting for how it will be handled or not. Bob Nagel suggested that Bob S. return to the next meeting with a proposal on the issue.

The open forum ended.

Board Meeting:

The March 2015 meeting minutes were approved.

Ali Greiner from Pool Professionals Management Company introduced herself and gave an update that all staff have been hired and the inspections are being completed. She stated that she had not heard from Tim O’Hara in 2-3 months, but has been working with Jeff R.

Jeff will email the 2015 pool rules. Also, the old umbrellas are “missing”, so Ali would check on that.

Committee Updates/Reports:

Bob would like to get an update on who is on committees and what they are doing. **Bob will ask Jeff for the phone numbers of those involved on committees and request status of committees.**

- ARC
 - One ARC to be re-sent to the committee for a screened in deck.
 - Tim Ruff suggested that pool and ground provide updates together (1 committee).
- Communications
 - Updated in open forum
- Grounds

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- No update
- Pool
 - What is Tim O'Hara's status? **Bob will ask Tim.**
- Clubhouse
 - No update.
- Play Area/Gazebo
 - No update
- Social
 - Gail provided an update. The book club is growing. There is possibly planning of an adult pool event (with a DJ maybe). The plans need to be approved before it can be budgeted.

President's Report:

- The pool is ready to open May 10th. Picnic tables are in
- Cable is hooked up in clubhouse
- Phone will be turned on
- Clubhouse is scheduled for power wash and painting one wall near pool entrance gate
- The bolt on the clubhouse door hits the wood near the door. Jeff will set up lock times to correspond with meeting times. Rental times have the lock automatically off.

Treasurer's Report:

- A question was raised about the electricity expense. The electricity also includes the up lighting on signs, etc. The checklist for clubhouse rentals should include checking the thermostat and lights.
- The social committee still has funds that were budgeted for up to year to date.

Manager's Report:

- Cable/phone/internet contract completed for clubhouse.
- Pool rules have been updated.
- Jeff contacted Karen B. to see if the grounds committee could be combined with the ARC. It is agreed for now, but if the workload get to be too much, it may be revisited.
- The remainder of the management report was discussed in executive session.

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Old Business:

- The painting/remodeling of the pool restrooms will be tabled until Sept.

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
Contact current committee members and request updates	Bob, Jeff
Status of pool committee	Bob