

Charleston Village Home Owners Association, Inc.
Board Meeting Held on August 17, 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:

Tom Henke
Roseann Henke
Barbara Keating
Sandra McQueen
Bob Cochis
Karen Bingham
Bernice Sonstroem

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 some comments/question from Barbara Keating:

- The neighborhood is looking good, but there is still a concern with the crosswalks in need of painting. There are only 2 in the neighborhood, and Castleburg is a busy street. Ms. Keating called the city herself, but has gotten no response. Jeff Rowles replied that he has also contacted the town, but there is really nothing that the association can do, as it is up to the town to schedule the work. There was also discussion of the occasional radar signs that are temporarily set by the police. When Jeff reviewed the last report, the speed was not as bad as it seems to appear to residents.
- Are we allowing brightly-color painted houses in the community, like the bright blue one on Castleburg? The paint colors were board approved. Karen Bingham added that all of the colors submitted for approval were bright, and the committee approved the most subtle of them.
- There are “green-topped” mailboxes in the neighborhood. Is Jeff still sending letters? Jeff responded that he is, and may not catch all of them in the drive

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through. There was a suggestion by a resident that perhaps college kids could be employed to do touch up work in summer months. It was agreed that is a good idea, but it would have to be contracted through the homeowner, not the association, due to liability and budget issues.

- There is still concern with cars parked on the street. Bob Nagel replied that it is an issue, but there is really no way to enforce it. Ms. Keating pointed out that there are cars parked in the same spots always. Jeff Rowles replied that if you go after only those cars, you are being selective. Ms. Keating asked if the guidelines mean anything, and aren't they enforceable. The board responded that the streets are owned by the city of Apex, and if vehicles are wrecked, inoperable, or have no tags, the police do step in.

The open forum continued with Bob Cochis stating his concerns for home not being kept up. Specifically, near him, there is a home that is in disrepair. A realtor explained to Mr. Cochis when he was trying to sell, that no one would want to buy home next to that one. Complaints include landscaping, siding and chimney. He asked what kind of authorization the HOA has. Bob Nagel and Jeff Rowles explained the process of 3 letters, and if ignored it goes to a fines hearing. If the fines are ignored, the board can move to put a lien on the home, and eventually it could be foreclosed. The board agreed to discuss the issue during executive session.

Next, Tom and Roseanne Henke brought up a concern about the appearance of the entrance at Holt road. It looks "trashy", there is no sign, and it is not maintained. It was explained that some of the land is state owned, so placing a sign may need to be approved by NC. However, there is land that belongs to homeowners that are not maintaining it. The board would discuss it further in executive session. Bernice Sonstroem also added that every entrance looks great except for the one at Holt road. Tim Ruff explained that it was not our land to place a sign on.

Tim Ruff then reminded residents present that there is a need for volunteers on committees, as some have left. Needed are:

- Social committee
- Web Site Coordinator (must have web site knowledge)
- Clubhouse committee
- Grounds committee.

The open forum ended.

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Board Meeting:

The previous meeting's minutes were approved.

Committee Updates/Reports:

- ARC
 - Tim Ruff suggested that pool and ground provide updates together (1 committee).
 - There were 2 denials of ARs that were not approved, and will be discussed.
 - There was ARC discussion for fencing guidelines and to update to be in line with current Town of Apex guidelines. These changes would have to be addendum to the existing guidelines.
 - The work done on the pond will need to be maintained (budget issue).
- Communications
 - There is currently no webmaster
- Pool
 - No issues, but the pool company would like to speak with the swim team prior to their next season regarding practices during events and parties.
- Clubhouse
 - No update.
- Social
 - The last event was the adult swim party, which seemed to be a success.
 - Sandra McQueen volunteered for the social committee. More volunteers are needed to help Sandra.

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