

**Charleston Village Home Owners Association, Inc.**  
**Board Meeting Held on April 18, 2016**  
**At Charleston Village Clubhouse**

**Meeting Attendees:**

**Board Members:**

Bob Nagel  
Gary Laramée  
Tim Ruff  
Angela Haag

**RS Fincher Representatives:**

Jeff Rowles

**Also in Attendance:**

Karen Bingham  
Rodney Overton  
Rachel Corvin  
Alex Corvin  
Trevor Fleck

A quorum was present and the meeting was called to order at approximately 6:30 pm by the board president.

**Homeowner Forum:**

Alex and Rachel Corvin presented a proposal for beekeeping in the neighborhood and asked what the guidelines were. They presented a petition of homeowners with 50 signatures of those in favor of allowing beekeeping. Trevor Fleck (a beekeeper) cited Cary's regulations, as the town of Apex does not have any. The Cary guidelines allow for 2 hives per property on properties greater than 6000 square feet (10-12 K bees per hive), but is up to HOA's discretion to allow them or not.

Concerns were discussed, such as residents' allergies to bees, bees creating new hives in wall of homes or elsewhere, and a nuisance if hives are placed too close to common areas.

The homeowners were advised to file an ARC request, and the board will review further.

**Board Meeting:**

The previous meeting's minutes were approved.

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Committee Updates/Reports:

- ARC
  - 5 trees to be removed on 2004 Templeton Gap. There is a question if one is on the greenway, but if not, will be approved.
  - Recent fence requests were discussed as fence should be no higher than 6', even with arches.
- Welcome
  - No representation
- Communications
  - No representation
- Pool
  - No representation
  - The furniture was pressure washed and backflow completed.
  - Pool opening thought to be May 26<sup>th</sup>, but Jeff will check.
  - CAT controller needs to be repaired.
- Clubhouse
  - No update.
- Social
  - No representation

President's Report:

- CAT controller approved to be fixed.

Treasurer's Report:

- Update via email:
  - As of 3/31 2016 Charleston Village HOA has \$62,659.55 in operating capital and reserves in the amount of \$96,055.12.
  - Income year to date is on track with projections (slightly better at \$1,750.31 higher than expected for the period ending 3/31/2016).
  - Operating Expenses year to date are slightly lower than projected as of 3/31 (\$1,735.48 less than budgeted for the first quarter).
  - Net Income is \$3,485.79 higher than expected for the quarter end.

Management Report:

- Carpet in clubhouse has been cleaned, but there is now another stain, and the rental parties have been notified.
- The spring letter has not been sent out. "Poop" letter needs to be drafted and reviewed.

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Old Business:

None

New Business:

None

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