

# Charleston Village Homeowners' Association

Board Meeting Held on February 20, 2017

Charleston Village Clubhouse

## Meeting Attendees

### Board Members

Bob Nagel  
Gary Laramée  
Tim Ruff  
Dave Senko  
Alex Corvin

### RS Fincher Representatives

Valarie Miller

### Also In Attendance

Bob Sevio  
Robin Sevio  
Tom Henke  
Roseann Henke (Bischof)  
Ed Pierzja  
Eric Deans  
Sandy McQueen  
John Philblade  
Carol Mitchell  
Rodney Overton  
Rovert Gadd  
Tatyana Sheren  
Thomas Hull  
Nicholas Colapietro

A quorum was present and the meeting was called to order at approximately 6:29 pm by the board president.

## Homeowner Forum

- Bob Sevio asked what the status of the drainage issue at the entrance of the neighborhood is. Bob Nagel explained that the board had met with the attorney and

decided to move forward with the HoA taking on the work of repairing the issue, and that the HoA's attorney is working with the property owners to get the necessary easements

- Bob Sevio asked why the attorney thought the issue is the HoA's responsibility
  - Gary noted that since it involved multiple homeowners and an underground utility that the attorney deemed it is an issue we should take responsibility for
- Bob Gadd asked a question about making exterior modifications to a house and how long the ARC approval process takes
  - Bob Nagel explained the workflow process of the ARC committee
  - Follow up question of whether a modification before approval has been received, then get approval after the fact
    - Bob Nagel answered that approval must be obtained before making any modifications
- Tom Hull brought up the issue of homeowners blocking sidewalks with cars. Asked whether the correct process for this is to call Valarie with RS Fincher
  - Bob Nagel and Valarie noted that this is the correct response path
- Tom Hull brought up next the issue of on street parking, specifically when cars are parked on both sides of the street. Noted that this poses a safety hazard
  - Bob Sevio commented that parking on streets by residents is currently restricted in the covenants
  - Bob Nagel and Tim Ruff noted that the issue is very difficult to enforce, and that making it more easy to enforce would likely require modifying the HoA covenants, and that doing so requires a 75% majority
  - Bob Sevio suggested reminding homeowners not to park on the streets in an annual letter. Tim and Bob noted that this will be included in the letter to be sent out in the spring
- Tom Hull asked if discussions of potential development on neighboring 10-acre property is on the agenda for tonight's meeting. Bob Nagel noted that the most recent information we have is that the development will be patio homes and that a natural buffer will remain between our neighborhood and the development
  - Bob Nagel commented that the board should have more information on the development tomorrow
- Tim Ruff noted the ongoing issue of the bridge over the creek between our neighborhood and Sutton Place; specifically, that the old bridge was brought away after a homeowner informed them it seemed unsafe and request that the town change it to be more secure. Tim noted that the town is working on building a formal bridge, and that homeowners could call the city to try and press the issue forward.

Open forum closed at approximately 7:01 pm

## Violations Summary Report

Valarie Miller prepared a summary of all violations letters sent out in the period between 1/4/2017 and 2/20/2017. The contents of that report are as follows:

<i>Type of Notice</i>	<i>Number of Notices Sent</i>
<i>Clean Mailbox Post (first notice)</i>	19
<i>Clean Mailbox Post (second notice)</i>	4
<i>Clean Mailbox Post (third notice)</i>	4
<i>Clean and Paint/repair Mailbox Post (first notice)</i>	9
<i>Clean and Paint/repair Mailbox Post (second notice)</i>	2
<i>Paint Mailbox (first notice)</i>	3
<i>Paint Mailbox Post (first notice)</i>	3
<i>No On Street Parking (first notice)</i>	1
<i>General violation (first notice)</i>	4