

# Charleston Village Homeowners' Association

Board Meeting Held on March 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

Michele Pierzga  
Bryan Carr  
Deborah Carr  
Rachel Corvin  
Sandy McQueen  
Linda Stender  
Tom Henke  
Roseann Henke  
Tim Jenkins  
Bob Sevio  
Phil Wilshire  
Allan Kalbarczyk  
John Philblade  
Connie Snyder

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

## Homeowner Forum

- Question about status of development on Holt road backing up near Templeton Gap

- Bob Nagel said that the developer plans to build somewhere around 36 homes and wants to drain the large pond that our neighborhood owns part of. Our HoA would have to allow this. The developer also wants us to grant an easement for them to hook into an existing sewer line in our neighborhood.
- Question about a red Saab vehicle at the intersection of Castleburg and Castleburg that frequently parks on the side of the road
  - Tim Ruff noted that he understands the concern and wonders if we can look into town regulations about parking near the stop sign
  - Another homeowner brought up the issue of parking on the street in general
  - Bob Sevio asked why we can't enforce no on-street parking. Bob Nagel answered that we have been unable to determine a cost effective way to fairly enforce the issue, and asked that Bob Sevio form a committee to come up with a way to do so.
  - John Philblade volunteered to look into town regulations for on-street parking

As of 6:44 PM there were no more open forum questions.

## HoA Meeting

### Minutes Approval

Tim Ruff motioned to approve the previous meeting's minutes. Bob Nagel seconded this motion, and the motion was unanimously approved.

### New Business

- Tim Ruff brought up some maintenance issues on the playground, specifically mulch replacement and repairing issues noticed during a recent safety inspection
  - Noted the bid we got to repair one of the basketball goals
  - John Philblade asked if we have considered enclosing the fence around the playground. We said we would look into it
- Beekeeping survey
  - Alex Corvin gave a summary of the survey responses for beekeeping. Approximately 70% of responses were in favor of beekeeping being allowed, the remainder were against it. Negative responses were generally against it because of allergies and space constraints. Positive responses brought up the importance of bees, the fact that they're likely already in the neighborhood, and that they're only potentially dangerous near the hive where neighbors won't be able to be.

### Committee Reports

- Bob Nagel represented the clubhouse committee. Said there were no issues with the most recent party, solicited the attendees for volunteers to help with the committee.
- No official ARB committee report

- A new representative of the swim team committee was present. Let us know that this committee has recently been reformed and they are gearing up to prepare for the season. Information will follow soon.
- Bob Nagel brought up the pool committee and that they desperately need more members. Noted that this is a problem across all of the committees.
  - David Senko suggested posting something about the need for volunteers on the neighborhood Facebook page
- Tim Ruff asked Valarie to get the pool contract company to come to our next board meeting to talk about needs for the upcoming season
- John Phillblade of the grounds committee requested that Valarie send him the contract with the groundskeeper

#### Management Report

- Bob Nagel asked about the annual spring letter reminding people to clean up yards. Valarie said she'll look into getting this sent soon. Dave brought up reiterating the on-street parking issue in the letter. A neighbor also asked about reminding homeowners to trim bushes and trees
- Valarie gave a report on violation letters sent out in the last month (see more details below). Approximately 11 letters were sent out, which is down significantly from previous months. This shows that issues are being taken care of

#### President's report

- Lots of attention has been given to the development off of Holt Road as well as the drainage issue at the entrance on Castleburg
- Bob went to the town office to talk about the potential bridge connecting our greenway to Sutton Place's. Stressed the need for neighbors to reach out to the town requesting that they finalize plans to complete this
- There was a question about whether we have a master neighborhood email list. Bob responded that this is something that has been worked on in the past, but not much progress was ever made. Tim Ruff also noted the difficulty in getting email addresses from people since they are hesitant to give them out

#### Treasurer's report

- No significant changes. Budget/expenses are progressing as normal
- Brought up the issue of the recent HoA dues amount changes and that many people are still paying the previous amount. Homeowners need to be informed that they need to go in and update their automatic payments for the new amount.

Adjourned meeting to go into executive session at 7:20 pm.

#### Violations Summary Report

Valarie Miller prepared a summary of all violations letters sent out in the period between 2/27/2017 and 3/20/2017. The contents of that report are as follows:

*Type of Notice*

*Number of Notices Sent*

<i>Clean mailbox post (first notice)</i>	1
<i>Clean mailbox post (second notice)</i>	6
<i>Treat weeds in lawn (first notice)</i>	2
<i>Prune bushes/beds (first notice)</i>	1
<i>Remove abandoned vehicle (first notice)</i>	1