

# Charleston Village Homeowners' Association

Board Meeting Held on May 15, 2017

Charleston Village Clubhouse

## Meeting Attendees

### Board Members

Gary Laramée  
Dave Senko  
Alex Corvin

### RS Fincher Representatives

Valarie Miller

### Also In Attendance

Patrick Wade  
Ed Pierzga  
Linda Stender  
Kathleen Colapietro  
Krystal Meier  
Joseph Pinkus  
Bill Ferrell  
Bryan Carr  
Stan Jackson  
Lynn Letukas  
Robin Sevio  
Tom Henke  
Roseann Henke  
Tricia Casey  
Michelle Walker  
Bryan Page  
Lisa Page  
Yueh-Li Cheng  
Patrick Warren  
Kim Warren  
Bernice Sonstroem  
Thomas Hull  
Sandra McQueen

Dana Pilkington  
Meghan Holmes  
Caroline Hoffman  
Ada Vazquez  
Karen Bingham  
Robert Schmedding  
Gail Goldstein  
Tim O'Hara  
Rodney Overton  
John Barnshaw

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

## Homeowner Forum

- Homeowner asked a question about the status of the development/property adjacent to Holt road
  - Board explained that we're working on getting an independent inspection performed on the dam
    - We're in the process of getting quotes for the inspection to be performed
    - A homeowner stressed the importance of getting a licensed engineering firm to perform the inspection and evaluate potential downstream impact if the dam were to fail
    - Questions were asked about why we were performing the dam inspection now, if it's in response to scare tactics by the developer
      - The board explained that we're largely doing this out of due diligence and to avoid liabilities as well as to ensure that we have as much information as possible before presenting a plan to the neighborhood
  - Stressed that the board won't make a decision either way, that the final decision will be a neighborhood vote
  - A neighbor asked why we as a neighborhood would want to consider letting the developer take away current natural area
    - Board pointed out that a potential benefit to allowing this development to go forward would be to influence what gets built on the 10-acre parcel of land that our neighborhood doesn't control
    - A neighbor pointed out that elimination of the pond/dam removes future liability/costs for Charleston Village for maintenance, etc.
  - Neighbor brought up information that she obtained from officials with the Town of Apex who informed her that the dam on the pond in question is subject to North Carolina dam inspection regulations
  - A neighbor stressed the importance of us negotiating with the developer on whatever we decide to ensure that we get the best possible outcome

- A neighbor stated that Charleston Village doesn't have to grant the easement for sewer, that the developer could tap into the sewer at Holt Road
  - Board explained that this is something we'll be sure to look into while we're gathering more information on this
- A homeowner asked a question about whether homeowners who might have risk of flooding as a result of drainage changes upstream might have some legal standing to affect this development
  - The board wasn't sure about the answer to this question, but suggested that it would likely be included in the planning process for the development with the Town of Apex
- A homeowner stressed that the neighborhood has the upper hand for negotiations and that we can negotiate on things like the storm capacity of any stormwater retention structures
- A homeowner asked whether we as the HoA are planning to perform and environmental impact studies for the potential development of the land
- A homeowner asked about the possibility of neighbors forming a committee to look into the issue further
- A homeowner asked how future communications will be sent out
  - Board explained that the only way to communicate officially right now is through US mail
- A homeowner suggested sending out a letter with an update on the status of this work and to include a request for email addresses to be used for communications going forward
- Homeowners asked about the status of the swim team, there was concern that the board wants to disband the swim team
  - Swim team committee member voiced concerns about not being able to use the clubhouse facilities
  - Brought up previous concerns that the clubhouse was left in bad shape after meets, stated that they understand this concern, but that they feel that they had left the facilities in good condition after meets and don't understand why they are abruptly being told that they cannot use the clubhouse facilities
  - Thanked the board for getting the shelves put into the swim team closet
  - Suggested the option of being allowed to put a refrigerator in the swim team closet
  - Karen Bingham of the clubhouse committee was present and stated that she never voiced concerns about the swim team's use of the clubhouse. Also noted that her concern from the committee's perspective is that swim team events aren't listed on the official clubhouse schedule and that needing to inspect the clubhouse after all swim team meets might become burdensome
  - Board pointed out that we want to come up with an agreement going forward that might be along the lines of the swim team renting the clubhouse for their events or something similar so that we can come up with a solution that works for everyone

- Swim team committee member made a formal request to be allowed to put a freezer in the swim team closet
- Proposed having a separate meeting to figure out how to go forward. A member of the swim team committee will reach out to Valarie to get this scheduled
- Request was made to add flowers along the side walk in front of the clubhouse
- Request was made to have a regular adults-only swim time at the pool
- Karen Bingham pointed reminded everyone of the upcoming (Saturday May 20<sup>th</sup>) movie night social at the clubhouse

## HoA Meeting

The official HoA meeting started at approximately 7:35 pm.

### Minutes Approval

David motioned to approve the previous meeting's minutes, Gary seconded this motion. The minutes were unanimously approved.

### Old Business

- The board went through a list of ongoing repairs that are being made around the grounds including resurfacing of the parking lot, general repairs around the clubhouse, etc.

### New Business

- In response to discussion at the open forum, the board will look into getting a list of email addresses for homeowners so that we can better communicate with the neighborhood going forward. A homeowner also suggested that we look into a product called "Remind 101" that might be useful for getting notifications out to neighbors.

### Treasurer's Report

Dave reported that our expenses are progressing as expected and there are no concerning line items in our budget.

### Committee Reports

#### Socials Committee

Karen Bingham was present representing the socials committee. There is a movie night planned for this Saturday the 20<sup>th</sup> of May. She is also planning an end of summer bash to be held in September, as well as events in the fall to hopefully include an Oktoberfest and Halloween event.

#### ARB Committee

Alex Corvin was representing the ARB. There are no outstanding requests.

### Management Report

Valarie Miller reported that several items have recently been completed to ensure that the pool is ready for the season. It passed inspection, some rust was removed, the clubhouse and pumphouse were power washed, and other general maintenance has been performed around the pool and clubhouse areas.

### Violations Summary Report

Valarie Miller prepared a summary of all violations letters sent out in the period between 4/8/2017 and 5/15/2017. The contents of that report are as follows:

<i>Type of Notice</i>	<i>Number of Notices Sent</i>
<i>Treat lawn for weeds (first notice)</i>	3
<i>House needs to be painted (first notice)</i>	1
<i>Clean mailbox post (third notice)</i>	1
<i>Paint trim on home (first notice)</i>	1
<i>General violations (first notice)</i>	3
<i>Prune overgrown shrubs (first notice)</i>	1

Presentation adjourned at 7:55 pm