

Charleston Village Homeowners' Association

Board Meeting Held on June 26, 2017

Charleston Village Clubhouse

Meeting Attendees

Board Members

Bob Nagel

Tim Ruff

Gary Laramee

RS Fincher Representatives

Valarie Miller

Also In Attendance

Thomas Hull

Stephen Jackson

Stephanie Sigmon

Michele Pierzga

Joe Pinkus

Bill Ferrell

Rodger Strother

Susan Carr

Tim O'Hara

Bernice Sonstroem

Gail Goldstein

Sandra McQueen

Lisa Page

Kim Warren

Linda Oury

Sue Oury

Harold Reed

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

Homeowner Forum

- Homeowner requested that the website be made more interactive and less stagnant

- Board supported the idea and requested new content be provided to our webmaster to upload
- Board noted redesign was an option
- Board noted that they want communication to get out more quickly and has been exploring options
 - Board will use email not US Mail
 - Board will request an opt in for official notifications
- Homeowner asked if they can communicate with the web committee
 - More noted there is no such committee but they can form one
- Homeowner stressed communication is important, it's often hard to get information and could Board use email, website, RS Fincher etc.
- Homeowner suggested using TeamSnap
 - Board noted it is just looking for a bulletin board not comments or a forum
- Homeowner asked if a grill could be provided near the pool
 - Board asked Valerie to look into liability issues
- Homeowner asked a question about the status of the development/property adjacent to Old Jenks road
 - Homeowner thought project was dead
 - Another noted one was dead, one was not
 - Board provided an update:
 - There are two parcels
 - Development is expected to begin soon but that they had no further information

HoA Meeting

The official HoA meeting started at approximately 6:52 pm.

Minutes Approval

Tim motioned to approve the previous meeting's minutes, Bob 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 shelves added to the closet, etc.
- The board informed the assembly of the outcome of the swim team meeting and agreement had been reached and all issues resolved
- The board provided an update on the bridge over the stream
 - Contract was signed for the easement
 - Awaiting State approval of the town's plans
 - Expectation is that the bridge will be constructed before the end of Summer 2018

- A homeowner asked if they can ask for additional improvements on the Greenway
 - Bob said they need to contact their councilmen
- The board reviewed playground repair quotes for the area near the street, the area near the gazebo and the basketball goal and accepted each
- Bob provided an update on the pool structure / external pergola (dry rot)
- The board reviewed quotes for parking lot sealing and selected Asphalt Medic
- A new pool sign will arrive this week & the old sign will be removed
- The board provided an update on the 1801 Castleburg drainage
 - The board is working with the developer to find and implement a solution
 - Solution may involve developer paying for construction, CV paying for materials
 - Town would take ownership with easement
 - Affected homeowner is willing to provide video of the flooding to town if it'll help them with decisions
- The board provide an update on the Holt Road development
 - The board asked the developer to pay to officially inspect the dam
 - The developer provided two proposals – both involved draining the pond
 - Kim Warren noted a State inspector said the dam will need work, but didn't elaborate on potential risk
 - The board has contacted dam inspectors for costs to fully inspect both dams, then will hold a meeting to discuss results and determine next steps

New Business

- The board received estimates to fix the pool Wi-Fi and decided on option 1 (replace access points in the closet and the one mounted outside)
- The board noted that mosquito service for the pool and playground areas was performed and that the pool area would be sprayed for ants on Monday
- An new email communication system was being developed and was in beta testing
- A homeowner asked if there was a readily available mailbox post available
 - A discussion was held about looking into a new post
 - Board will delegate this to the ARB
- Homeowners mentioned whether consistency of mailbox numbering, style, locations etc. could be explored
 - Board will delegate this to the ARB
- A homeowner noted possible drainage issues from the clubhouse to the parking lot
 - It was unclear if the issue was related to the sewer system or the irrigation system
 - The asphalt sealing will be scheduled but the sewer/irrigation will be looked at by our plumber
- A realtor sign will be removed from the poll area. The sign is usually up only during swim meets
- A homeowner mentioned some flooding from the common area between CV & Sutton Place

- Board informed homeowner it was best to reach out to the town as the 1st step

Treasurer’s Report

The board reported that the budget is in line with expectations.

Committee Reports

Pool Committee

Bathroom drainage issues and Wi-Fi access were discussed. Both are being addressed. The outside phone didn’t seem to be working. The history of this phone and various solutions were discussed. It was noted that having a landline at the pool was a county regulation. The service provider would be called to check on the issue and solutions.

Socials Committee

Karen Bingham was not present, but Bob noted a July 4th gathering was planned.

Management Report

Valarie Miller reported that several items have recently been completed in the pool area including repair of electrical issue in pump room, replacement of men’s and women’s restroom signs, removal of rotted wood around the pump room and chemical room doors, replacement of a broken head in the men’s restroom and re-securing of the pump room and chemical room doors.

Valerie also reported that a new pool sign was ordered and would delivered this week, and that the flush handle assembly on the clubhouse toilet was replaced.

Violations Summary Report

Valarie Miller prepared a summary of all violations letters sent out in the period between 5/16/2017 and 6/26/2017. 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>	11
<i>Treat lawn for weeds (second notice)</i>	1
<i>Lawn maintenance (first notice)</i>	3
<i>Treat lawn for weeds (third notice)</i>	1
<i>General violations (first notice)</i>	2
<i>Prune tree limbs over sidewalk (first notice)</i>	7

Presentation adjourned at 8:05 pm