

Charleston Village Homeowners' Association

Board Meeting Held on August 21, 2017

Charleston Village Clubhouse

Meeting Attendees

Board Members

Bob Nagel

Gary Laramée

Tim Ruff

Alex Corvin

RS Fincher Representatives

Valarie Miller

Homeowners In Attendance

Tim O'Hara

Sue Carr

Roger Stroether

Gail Brown

Bill Ferrell

Tom Henke

Roseann Henke

Sandra McQueen

Rodney Overton

Kim Warren

Thomas Hull

John Barnshaw

John Philblade

Michael Beatty

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

Homeowner Open Forum

- Homeowner asked a question about the status of the pond development and potential land sale
 - Bob Nagel responded that the board just in the past few days received the report from a company that we contracted with to perform a 3rd party inspection on

our two dams to evaluate the condition, any repairs necessary, and the associated costs. The next step is for the board of directors to meet with our attorney to discuss our options. After this, ideally shortly after Labor Day, we'll hold another special meeting with the neighborhood to address next steps. We will notify the neighborhood about this ahead of time.

- A neighbor asked a follow up question about whether the same/original developer is still pursuing the project. We were recently informed that the developer's representative who met with the neighborhood is no longer on the project, but the development company still appears to be interested.
- The board brought up the additional new development at the intersection of Old Jenkins and Castleburg. We are involved in a drainage issue along that property line. We believe that once this issue is resolved this project will break ground. We expect this to happen within the next couple of months.
- A homeowner pointed out that the lights at the neighborhood entrance off of Old Jenks were out recently.
- A homeowner asked about whether there are any restrictions on commercial vehicles being kept in the neighborhood. Valarie will look this up and get back to the homeowner with more information.
- A homeowner brought up that there is a Town of Apex meeting tomorrow to discuss a nearby development. We believe that this is the proposed development for a new Crossroads Ford dealership. This was largely for neighborhood awareness.
- A homeowner asked about what the neighborhood's policy is on vehicles being allowed to park on the street, if there is any policy allowing it.
 - The board responded noting that the official wording in the neighborhood covenants is that homeowners are not allowed to park on the streets at any time. This unfortunately isn't very unenforceable as we don't know which cars belong to homeowners, or which belong to guests, children, etc.
 - A follow up question was asked about when general violation letters are sent out, do they go to the property or to the homeowner (in cases like rentals when they are different). Valarie answered that they go to both.
 - Another homeowner proposed reaching out to the Town of Apex to request regulations be put in place to only allow parking on a single side of the road.
 - The board responded that our best options would be to change our covenants to make them more easily enforceable. This option was presented to us as the best way forward by the HoA's attorney. Changing the covenants would require 75% of homeowners voting to approve such a change.
- A homeowner noted that they have been in touch with some Town of Apex town council candidates who expressed interest in attending an HoA meeting to talk about their positions and listening to concerns. The question was about how they might go about doing this.

- The board answered that they are unsure of how this might happen, but that this is something we're potentially interested in learning more about, but that we don't want our meetings to become politicized.
- A homeowner asked about the status of the Town of Apex building the greenway bridge in our neighborhood
 - Bob noted that he recently talked to a representative with the Town of Apex. They said that the plans for this are finalized and in the budget, and that it should be just a matter of scheduling at this point. It sounds like they will start moving forward with it, but we're not sure when.

Open forum closed at approximately 6:53 pm.

HoA Meeting

President's Report

- The pool parking lot was sealed and painted.
- The pool Wi-Fi was redone and no longer requires approval on the splash page.
- There was a concern about the state of a beam on the shade structure in the pool area. We had this evaluated by a structural engineer who said that it's not at risk of failing. We're going to replace this after the pool closes for the year.

Treasurer's Report

Dave was not present, but Tim noted that he heard from Dave that all expenses look to be on track for the year so far.

Manager's Report

- Leak in men's restroom was repaired, this was traced to an irrigation line that was all repaired
- New bike rack was installed in the clubhouse parking lot
- New light bulbs were installed in clubhouse and pool area
- New pool area fire extinguishers and installation brackets
- Loose aluminum bars on pool gate repaired
- New Wi-Fi installed at clubhouse
- Parking lot sealed and striped
 - Tim noted that there are a couple of spots he has questions about, he'll point these out to Valarie to ensure they they're properly sealed
- No outstanding ARC requests
- Violation report is enclosed in board members' agendas. This will be included in the meeting minutes. These are primarily for weeds in the lawn and mailbox maintenance.

Committee Reports

Pool Committee

- Wi-Fi was replaced. No issues to report.
- The pool committee generated a usage report of the new Wi-Fi system. In the few days since the system was installed 47 unique users have connected.

Grounds Committee

- A question was asked about the status of looking into installing new landscaping along the sidewalk at the clubhouse. The board got a quote on this from the landscaping company and it was exorbitantly expensive. We'd like to see some homeowners volunteer to do this, and the HoA would fund this project.
- A question was asked about who maintains the land around the neighborhood entrance at Passaic.
 - This is the responsibility of homeowners. If there are concerns the management company should send violation letters.

Architectural Review Committee

- There were 6 approved requests since the last meeting, with two currently outstanding.
 - Upon follow up with Valarie, the two outstanding requests have been approved.

Socials Committee

- Fall festival event coming up soon, but we're not sure of details on this yet. Karen usually posts details about this on the neighborhood Facebook page
 - A member of the swim team committee noted that the swim team has some leftover supplies that they would be happy to donate to the social committee for this.

Open portion of board meeting completed at 7:09 PM

Violations Summary Report

Valarie Miller prepared a summary of all violations letters sent out in the period between 11/1/2016 and 1/3/2017. The contents of that report are as follows:

<i>Type of Notice</i>	<i>Number of Notices Sent</i>
<i>General Covenant Violation (first notice)</i>	3
<i>General Covenant Violation (third notice)</i>	4
<i>General exterior home maintenance (first notice)</i>	1
<i>Pressure wash home (first notice)</i>	1
<i>Pressure wash home (second notice)</i>	1
<i>Landscaping general violation (first notice)</i>	14

<i>Landscaping general violation (second notice)</i>	4
<i>Grass in driveway joints (second notice)</i>	1
<i>Mow lawn (first notice)</i>	2

I certify that the foregoing is a true and correct copy of the minutes approved by the Board of Directors.



Alex Corvin, Board Secretary