

Charleston Village Homeowners' Association

Board Meeting Held on October 16, 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

Bill Ferrell
Harold Reed
Bryan Pace
Tom Henke
Roseann Henke
Kim Warren
Sandra McQueen
John Philblade

A quorum was present and the meeting was called to order at approximately 6:31 pm

Homeowner Forum

- Question about new development going in on property next to neighborhood along Old Jenks road
 - Board answered that there will be a mix of single family homes and townhomes
- Homeowner asked about packet that was mailed out with information about ongoing dam/property issue, why information about second (Weehawken) pond wasn't included in the mailing
 - Board answered that we had a specific reason why it wasn't included in the mailing. We would prefer (and intend) to share all information pertaining to the dam at the special meeting next week

- Follow on question about what the agenda/flow of topics at the special dam meeting will be, whether all questions will be allowed
 - Answered that all questions will be allowed, hope to address all questions/concerns
- Bob reiterated that the board members are volunteers that aren't compensated and ask that homeowners remember that we have the same concerns/interest in the dam/property as any other homeowner
- Follow on question about whether there will be a vote at the special meeting. Board clarified that the word vote implies a one night event with an overall yes/no vote. Any action will be decided through an approval process that would be an ongoing process to complete.
- Question about whether we will have drawings/maps of the property to be potentially sold. Board answered that we intend to have parcel maps showing the pieces of property in question
- Question about whether we have an offer on the table, the board shared that we have a preliminary offer that hasn't been thoroughly analyzed that we plan to share at the special meeting
- Question about date of the annual meeting and who is up for reelection
 - The meeting will be held at the clubhouse on the 13th, Tim and Bob's seats are up for reelection
 - Reminder to send in proxy forms if you can't be in attendance

Open forum closed at approximately 6:44 pm

HoA Meeting

A quorum of board members was present, and the official board meeting began at approximately 6:45 pm.

Approval of Previous Minutes

The minutes from the September board meeting were unanimously approved by the present board members.

President's Report

- Good attendance at fall festival, more would have been nice
- Got dam meeting mailing sent
- Annual meeting packets were sent out
- Work with developer of property behind homes with drainage issue is ongoing to split costs/work with developer
 - A homeowner asked a question about this. The board shared the plans by the developer to build storm water retention ponds and that this is currently in the approval phase. The Town of Apex is aware of the issue and will ensure that the new development doesn't detrimentally affect Charleston Village

Treasurer's Report

- Nothing immediately stands out as concerning, however we should keep in mind with various ongoing issues that our legal expenditures are significantly high and might continue to be so. This is something that the board called out to raise the budget for in 2018

Management Report

Valarie provided the following updates:

- 11 pool tiles that had fallen off were replaced
- Waiting on an estimate to get the entrance gate to pool replaced with something with a push bar. Replacing the gate could potentially require us to replace all of the pool fencing as the current fencing is currently grandfathered in to an older code version, making any modifications could trigger a requirement to upgrade the rest of the fencing to comply with the current code
- The board obtained an estimate to replace the grass around the clubhouse with sod and is considering it
- No outstanding ARB requests
- Special meeting and annual meeting notifications were sent out

Violations Summary Report

Valarie prepared a summary of all violations letters sent out in the period between 9/19/2017 and 10/16/2017. The contents of that report are as follows:

<i>Type of Notice</i>	<i>Number of Notices Sent</i>
<i>Notice to mow lawn (first notice)</i>	3
<i>Notice to mow lawn (second notice)</i>	1
<i>General covenant violation (second notice)</i>	2
<i>General exterior maintenance (first notice)</i>	3
<i>Pressure Wash Home (first notice)</i>	1

Old Business

- Tim brought up that the rotting wood on the pool shade structure can be replaced now. We will move forward with this getting done
- Brought up the question about whether we want to renew the landscaping contract
 - Question about what the common complaints with the landscaping company are. The biggest one is issues with weeds around the main entrance to the neighborhood. Valarie commented that this is a problem with all neighborhoods she manages.
 - Valarie mentioned that the contract prices are consistent with other companies for other neighborhoods that she manages
 - Brought up maintenance on the pond at Weehawken, specifically that there are some weeds growing tall that don't appear to be getting maintained

- The board will schedule a meeting with the current landscaping company to discuss concerns
- A homeowner commented that he's been happier with the current landscaping company in terms of overall neighborhood aesthetics than he has been with previous companies

Committee Reports

Pool Committee

At the last meeting, the swim team requested to keep their freezer in the closet through the winter. The board has agreed to allow this.

Socials Committee

The committee is considering holding an adult wine and beer night, more information will be sent out for this. The board stressed that the committee spends a lot of time on these events and attendance is generally quite small.

Grounds Committee

Some trees were cut down by the Town of Apex along the greenway, the trunks are still on the ground and should be picked up by the Town. The committee will reach out to the town again to ensure that they get picked up. The committee also spoke with the town about visibility issues along Old Jenks on either side of the neighborhood entrance. The request to have this fixed is pending with the Town.

New Business

No other new business to discuss

Meeting adjourned at 7:14 pm.