

Carriage Downs Board Meeting Minutes
6/19/07

Attendees

Board Members Gary Moore, Cindy Alvarado, Broderick Williams, Todd Lontz,
Dianne Promin
Several Neighbors

- City of Concord Report
Mark Kincaid will come when we ask him. Several points to ask him –
 1. Is the tire plant on Poplar Tent permanent?
 2. Is the 11 ton limit still true for the bridge at Afton Village?
 3. Any news about the water park?
 4. Overcash area at Poplar Tent exit is an eye sore.

- Pool
Pool opened 4 days late because of water clarity issues.
A new filter needs to be installed ASAP - \$500. The filters last about 3-5 years.
Resident happy with lifeguard flexibility of "adult swim" time.
Well water being used to replenish pool water.

- Tennis
Agreement letter signed by one tennis player and key distributed. Letter to be signed by 2 additional players.
Motion to fix fence posts on tennis courts approved.

- Social
Bunco continues. Moved to the 4th Wednesday of the month.
Pool party went well. Less of a crowd than last year.
Adult pool party scheduled for August 25th. To be catered and have live music. Probably about \$25 per person.

- Architectural
Tree House approved.
Ongoing issue with neighbors with fence violation.

- Covenants/Legal Issues
Meeting with attorney in early June. Board is moving toward getting neighborhood approval of North Carolina Home Owners' Association Planned Community Act. It will bring our neighborhood under protection from covenant's violations. It will require residents to take down any structures in violation of the neighborhood's covenants. The board will

also modernize its covenants and will allow a lower majority for certain changes.

There are two ways to find out about covenant's violations

1. A Board member notices
2. A resident informs a Board member

- Security Updates

Gates at clubhouse have been fixed (except for light beam alignment) and are operating on their own.

Tennis security gate fixed.

Paperwork still being put together to recoup money from Maximum Security.

- Grounds

Pine straw requested on all of berm \$9/bale. Has not been layed.

Grass weeds in pine straw on Weddington must be continuously sprayed.

Sprinklers on Poplar Tent vandalized and repaired.

Dogwood tree at pool cut down.

- Misc.

Cap needs to be put on Clubhouse chimney.

No Budget update

Meeting adjourned 8:10pm.