

## ***CARRIAGE DOWNS HOA BOARD MEETING***

***November 18, 2008***

Present: Anna Hunt, Todd Lontz, Scott Rinehart, Tom Alvarado

Meeting called to order at 7:05pm

### **COMMITTEE REPORTS**

#### **ARCHITECTURE**

- Numerous residents are taking actions to improve their properties. However, they are not following the process of architectural committee review before beginning work. A form letter is being drafted to make it easier to send reminder notices.
- Three situations were discussed:
  - o Fawn Ridge- Installation of circular driveway not submitted to Architectural Committee. After multiple notices the trailers and other items were cleaned up. There is still unnecessary debris in the driveway and viewable from the street. RECOMMENDED ACTION: Send another letter and review options.
  - o Braeburn – Resident is building a bulkhead on property which borders the creek. RECOMMENDED ACTION: call the city to see who holds responsibility for the waterway as reports of significant flooding has occurred to home which are on the waterway.
  - o Board members received an anonymous letter concerning a resident parking a trailer on property – RECOMMENDED ACTION: draft letter to remind resident covenants do not allow parking of trailers.

#### **LANDSCAPING**

- Weddington Berm - Tree removal done and other work finishing by 11/18. Stumps will be ground. Tree replacement is scheduled for this week.
- Leak from sprinkler at Clubhouse - PJ going to fix. Well turned off.
- The sprinkler on Weddington was set the wrong way and is to be reset to well water. Anticipate it being winterized shortly. PJ spoke to someone at the city who was supposed to come out and remove the lock which was placed during drought restrictions. Apparently they didn't come at the scheduled time to take the lock off so he worked around it. Need to confirm that the city has come and removed the lock
- Questions from homeowners about left side of Weddington entrance trees being done. No plans at this time.
- Confirming with GIS as to where HOA responsibility is for mowing of common areas on Weddington (right as you exit carriage downs)
- There is a tree which has fallen on Weddington Road. It is probably not HOA responsibility to remove. It is to be removed by City of Concord, pending clarification.

#### **CLUBHOUSE**

- Need to change air filters.
- Need to drain outside shower water heater lines. Turn off water heater for winter.

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**POOL**

- Furniture removed to storage for season
- Pool winterized

**SECURITY GATES**

- Awaiting estimate to fix clubhouse gate

**TENNIS**

- No report

**SOCIAL**

- No Halloween party due to lack of interest.
- Halloween traffic less than prior years.

**BUDGET**

- Budget distributed and reviewed.
- Ended October with \$24,047.37 in bank
- Still have a number of homeowners who are late with their payments. Some homeowners are chronically late.

Next Meeting December 16 at 7pm at the clubhouse

Adjournment at 7:40pm