

Carriage Downs Board Meeting Minutes  
5/15/07

Attendees

Board Members Anna Hunt, Gary Moore, Cindy Alvarado, Broderick Williams,  
Dianne Promin

Several Neighbors

- City of Concord Report  
No Issues.  
Poplar Tent bridge is open.
- Pool  
Repairs done to pool house and outdoor clubhouse area by pool  
Before/After hours of lifeguard will be allowed  
Pool furniture to be delivered on Thursday  
Pool will open on Saturday  
Gary will research filling pool over summer with well water versus city
- Tennis  
Red tips were trimmed. Should be done in March in the future  
Frequent tennis players requesting restroom key. Cindy will ask insurance agent and then attorney to draw up an agreement letter for the neighbors to sign holding them liable.
- Social  
Bunco continues.  
June 2<sup>nd</sup> is the Family Pool Party. Off the Grill to cater. Neighborhood children under 18 eat free.
- Architectural  
No plans submitted.  
Currently dealing with a neighbor who put up an unacceptable fence without board approval. Pursuing with neighborhood lawyer.
- Covenants  
Current covenants need to be reviewed with lawyer. Many neighbors violating the neighborhood rules. The board would like to be able to enforce covenants more effectively. Scott will set up a meeting with the neighborhood's attorney to begin this procedure.

- Security Updates
  - A document to be ready to send to Maximum Security to recoup losses from its gate system next week
  - NU Enterprises will finish gate repair this week. Gates will open at 6:30am and close at 10:15pm
  
- Grounds
  - Street signs repaired
  - Annuals in
  - Lighting fixed on Poplar Tent end
  - Sprinkler system working
  - Pine straw not down
  
- Grounds – Meeting with Four Star Lawn Care
  - Board and neighbors unhappy with the grounds maintenance of the neighborhood and Four Star Lawn Care is not provided the services documented in its contract. Board insisted on better care of the common areas - weeds, trash, bushes trimmed, pine straw down in a timely fashion, sprinklers checked weekly, etc.
  - From Four Star:
    - Weddington entrance is not being maintained by Four Star.
    - The company was told the board that Barefoot Landscaping was to maintain it.
    - Trouble with pine straw deliverer. Pine straw down soon.
  - Results of meeting
    - Communication between Board and Landscaper to be mandatory
    - At the end of every month, beginning with the end of May, Four Star is to email the Board with its progress for the month.
    - All jobs performed are to be reported.
    - The Board will hold a meeting with Four Star every quarter.
  
- Misc
  - Website needs a new look. Scott to handle.
  - Many storage buildings on homeowners' properties. Letters to be sent.
  - Welcoming committee - letter drafted and accepted by board
  - Lighting for Weddington entrance still ongoing. City employee found a power line and conduit for the right side. Further investigation needed.

Budget approved.

Meeting adjourned 8:47pm.