

Carriage Downs Property Owners Association
Board Meeting
Oct. 21, 2008

In attendance were Gary Moore, Tom Alvarado, Todd Lontz and Broderick Williams.

Terry Weekley from Wheaton Way visited and had 2 points: 1) He noted that meeting minutes have not been posted to our website and requests that they be posted. 2) He has called the city about non-working streetlights to get them repaired.

PJ Faust with Terra Green presented a landscape plan and related projected costs for repairing the eastern side of the berm along Weddington Rd. Tom had been working with him to determine the best approach. The plan for phase 1 to cover the largest gap in the berm calls for 10 large trees to provide screening.

After discussion of the phased approach we determined that we wanted additional estimates for a hedge type plant to accompany the Wax Myrtles instead of the large trees. We also need to explore reduced costs for tree removal and discussed getting volunteers to help with pine tree removal.

No architectural report for this week.

No Social Committee report for this week. Residents need to remember the upcoming Halloween party noted in the recent newsletter.

Security - No estimates yet for changing the gate equipment to operate at just the clubhouse parking lot instead of the 2 entryways. Gary asked for help in securing bids for this work.

Pool - One bid is in and another on the way for the retiling and recoping work needed on the pool wall. The approximate cost is similar to previous bids. The management company has also recommended that we either apply new gelcoat to the existing fiberglass liner or remove the fiberglass liner and replace it with a new plaster coating. We determined to consider applying new gel coating in future years. A pool needs new replastering every 10-12 years for updating gel coating every 5-6 years.

Some pool furnishings need work. The storage company will take the furniture soon. Gary recommended a complete refurbishment of about 65% of the furniture pieces that would cost about \$4,500.00. In light of over spending in other areas the board determined to only refurbish the most needy pieces this year. We will budget for additional refurbishment and new pieces for next year.

Budget - Diane presented the current budget and expenditures through Sept. 2008. She also provided a verbal forecast for the remainder of the year which will

put us about \$5,000 over budget, not including any extra work on the pool or the berm. The board decided to try to put work on the berm ahead of any further pool expenditures for the year. The 2 major items for the over spending were the installation of wells to improve the entrance appearance and higher than anticipated landscaping costs. The board will also review increasing the dues amount for the year beginning in 2009.

End of minutes.