

Carriage Downs Property Owners Association Board Meeting
July 15, 2008

Meeting called to order at 7:03pm by Anna Hunt

Present: Anna Hunt, Gary Moore, Dave Seitz, Todd Lontz, Scott Rinehart, Broderick Williams, Dianne Promin
Excused: Tom Alvarado

Guests: PJ Faust of Terra Green, Three property owners

LANDSCAPING

- Terra Green Update: Wells at both entrances have been connected. Some of the existing piping systems are rough around the edges. Parts are being replaced as needed. Poplar Tent entrance needs more work than the Weddington entrance.
- Both entrances are watering the flowers.
- Flowers and shrubs are progressing OK. Some grass areas are not getting water until repairs are made. Adding drip zones on berm for plantings. No rain gauge is on the system. Filters installed to keep dirt out of the heads.
- Recommendations:
 - Moving controller on Weddington side to back of monument or on a post.
 - Add rain sensors to both entrances.
 - Additional pipes to be reworked with formal proposal to be submitted.
- Stump on Weddington berm is still there. PJ to check on removal schedule. Stump by pool is removed.
- “Well Water” signs to be added.
- Tennis court area needs more work. Some work has been done, but needs closer review.

CLUBHOUSE

- Need to look at DVD player hook up. There was a report it is not working.

POOL

- No new business
- No maintenance issues
- Current pool furniture is showing its age and board will review costs to replace next year.
- Ask Terra Green to:
 - Edge more diligently in the pool area.
 - Perhaps add some hanging pots of flowers to provide color
 - Trim limbs on trees which surround clubhouse to ensure they are not touching clubhouse

SECURITY GATES

- Reports of the gates “beeping”. If they are, call Gary. The beeps are codes which need to be heard in order to diagnose a potential problem.

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- Controllers replaced due to lightening damage. GTO reports the motors were damaged and were sent out for repair. Motors are now back and will be reinstalled in the next week.
- Tennis touch pad had damage, was repaired and is damaged again. Review shows repeated damaged caused by electrical surge, believed to be from lightening. Electrician came out to review situation and reports there is not a lot we can do to gates for suppression. Just nothing to stop the surge during electrical storms.

RECOMMENDATIONS:

- Change gates from 4 to one which protects the parking lot next to pool.
- Install be system grounding:
 - Spend \$200 on a surge suppression circuit breaker for primary computer
 - Spend \$200 on grounding the fence at tennis court to prevent reverse surge into main system.

NEXT STEPS

- Get proposal to secure parking lot
- Approval to ground system at tennis courts as best we can (\$200) – Approved by voice vote
- Summarize costs-to-date for repairs over the past two years
- Investigate installation of security camera(s) around clubhouse, parking lot and pool areas
- Motion lights around clubhouse

- Research into locating the original company who installed the parking lots gates is proving difficult. Not much hope is left to locate and seek financial relief from them due to poor system installation.

TENNIS

- Proposals received for review:
 - Crack repair for \$2,950
 - Crack repairs are not covered under warranty
 - Windscreen \$445
- ~\$800 left in budget for this year

RECOMMENDATIONS

- Get two more estimates on cracks in order to compare
- Look towards budgeting this line item for next year
- Tennis committee needs to prioritize needs
- Approval to spend money on windscreen if tennis committee decides that is what they want to do

SOCIAL

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- Adult pool party August 23. Band is Cindy K. Catering by “On the Border”. Cost to residents is \$20 per person
- RSVP to Cindy Alvarado or Anna Hunt

- Ideas were brought up for a Pot Luck Dinner at pool at the close of the season. This would be the Saturday after Labor Day (September 6). Committee feels this would be a great way to end this year’s pool season.

ARCHITECTURE

- Contractor yard signs are not allowed and residents are reminded to remove them
- Residents are also reminded that all signage, other than for sale signs, are NOT allowed in Carriage Downs.
- Concern was raised that some residents are not keeping their property in a neat and clean manner. Residents reported to the board some neighbors are not keeping their lawns mowed, bushes trimmed and general items not put away and left in the lawn for extended periods of time. Residents were told to provide information to the Board who will then address the issue.

BUDGET

- Distributed and reviewed

NEW BUSINESS

- Proposal to begin discussions of a new 5 year plan for major work to be done
 - Knowledge of Poplar Tent widening/changes in traffic
 - Poplar Tent entrance
 - Pool repairs
 - Pool furniture replacement
 - Berm maintenance
 - Define reserve fund to pay for those improvements
- Targeting October meeting to begin documentation process

- Due to increased suspicious activity in the neighborhood, Concord Police have stepped up their patrols in the neighborhood. The Board advises residents to be aware of any such activity and to call the Concord Police immediately if such activity is noticed.

Motion to close at 8:56pm. Seconded and approved.