

**2008 Carriage Downs Property Owners Association Annual Meeting
January 19, 2008**

Board Members:

Present: Anna Hunt, Todd Lontz, Gary Moore, Dave Seitz, Scott Rinehart

Absent: Broderick Williams

Others Present:

Kim Smith, City of Concord

PJ Faust, Terra Green Landscaping

4 Homeowners

Proceedings:

· *Meeting called to order* at 2:00 p.m. by Anna Hunt.

· *Welcome:*

- President Anna Hunt welcomed residents and guests and thanked them for attending despite the inclement weather.

· *City of Concord:*

- Question from resident concerning overgrowth on the right-of-way within Carriage Downs. Primarily, is it the homeowners responsibility to maintain or will the city come and remove the overgrowth without homeowner action? Kim Smith will check on the rules and get back with the Board.

- Sewer problem on Havencrest. What is the City plan for repairing the increasing problem of the creek and sewer issues on Havencrest? Continuing erosion and relocation of the rocks has created an issue which needs the City's attention and action. Kim Smith will investigate, forward information on to Board who will then advise homeowner.

· *Landscaping:*

- Introduction of PJ Faust, owner of Terra Green Landscaping who summarized options for plantings in 2008 if the current drought continues. With increasing water restrictions possible, plan is to not perform flower plantings but rather maintain the beds in a clean and orderly manner until the time comes when proper watering of new plantings can take place.

· *Committee Reports:*

- Committee Reports given as summarized at the end of these minutes

· *Other Items:*

- North Carolina Planned Community Act.
 - President Hunt raised the plan to implement the North Carolina Planned Community Act. Current covenants were written when Carriage Downs was a new community. Now that we are a mature community, new rules need to be considered. The NCPCA will reflect this and provide consistent guidelines and enforcement provisions to be equally applied to all homeowners. Goals are to educate the homeowners during 2008 and have a vote by the homeowners before the end of the year.
- Mailbox Posts
 - Homeowner concerns raised about the state of repair of mailbox posts. Discussion ensued, including possibility of selecting a new style of mailbox post. Concerns are the cost of such action, but Board agrees that homeowners need to do a better job of maintaining/replacing the existing style.
- Additional Street Lighting
 - Homeowner concerns raised about dark places throughout the neighborhood streets due to lack of lighting. In 2008 the board will need to review streetlighting and determine best course of action.
- Poplar Tent Entrance
 - Concern over the removal of a light post at the Poplar Tent entrance island following it being hit by a vehicle discussed. It is dark at the entrance with the post gone. In the past the post has been replaced and continues to be hit by vehicles coming into the development, creating a continuing expense. Board is looking into options which include reinstallation of the post with a “protection barrier” of some sort in front of it or the installation of city light posts which are similar to those at the Weddington Road entrance.

· *Budget:*

- A review of 2007 expenses was done by Dianne Promin. Expenses were less than expected and \$20,000 was moved from checking account into Money Market Savings account.
- Two major expenses did not occur in 2007 and have been delayed until 2008:
 - Re-roofing of the Clubhouse – Bids are being gathered now. Board considers the current bids as too high and continue to seek a better financial deal.
 - Retile/coping of the pool – This work will not take place until the current drought restrictions are relaxed as it requires the draining of the pool.
- The proposed 2008 budget was presented, seconded and approved by the homeowners.

· *Elections:*

- Current Board members continuing their service for an additional year to the community are:
 - o Broderick Williams
 - o Todd Lontz
 - o Dave Seitz.
- The following names were put into nomination for a two year term: (2008-2009)
 - o Tom Alvarado
 - o Anna Hunt
 - o Gary Moore
 - o Scott Rinehart
- Additional nominations were solicited from homeowners. None received. Voice vote was taken to elect the above homeowners to the Board and approved.

Meeting adjourned at 3:40pm

Carriage Downs Tennis Committee Report January 19, 2008

Carriage Downs' tennis courts continue to see active use all year long as weather permits. They are used by all levels of recreational players for practice, lessons, fun and organized matches. A sign-up board outside the courts is a convenient and effective way to reserve courts and avoid tennis court conflicts.

We like to remind homeowners that the tennis courts are designed exclusively for playing tennis. No pets, skate boards, bikes, roller blades, Heelies or other non-tennis activities are allowed. These types of activities can cause expensive damage to the courts and/or the nets. Thank you for monitoring your children's use of the courts. Please remember to turn off the lights when leaving the courts.

The key-fob system for the courts has been somewhat effective. The lock on the gate seems to fail frequently.

Repairs to one corner of the tennis court fence were completed for a cost of \$1000. The fence had to be extended in order to align the corner pieces together. Erosion around the fence pole foundations has been a problem with this corner of the fence.

Court One, the company which resurfaced our courts, returned to do some minor crack repairs to the surface. The cracks were not covered under our warranty, but Court One completed this work at no charge.

We replaced one net and added 2 tidi-court trash bins. The trash bins seem to help keep the courts cleaner. We ask players to help empty them when they are full.

We are in the process of ordering a new sign for the tennis courts with a summary of the tennis rules & hours. We will also add signs reminding players to turn off the lights when they leave the courts. The board has approved the signs and we expect to have them soon.

We have been holding after school group tennis lessons for children. Lessons are being taught by J.P. KINDRED and RYAN THOMAS USPTA PRO INSTRUCTORS and PTM PROGRAM GRADUATES. The children have fun, yet learn to play tennis. Lessons will resume in the spring. Both instructors are also available for private lessons, group clinics and round-robin play for all ages, including adults, and all levels of players. They can be contacted at 804-366-1807 OR KINDRED83@HOTMAIL.COM

Kathy Murphy
Tennis Committee

Grounds Committee Report 2007

Bids were put out in August for a new landscaping company after considerable problems with Four Star Lawn Care. Bids were requested from Terra Green, Woodlands Landscaping, and Dream-Works Landscaping. Terra Green was chosen based on their costs, references and their obvious desire to serve the community.

Terra Green will be handling all aspects of landscaping including annual flowers, pine needles, and ongoing age / maintenance issues.

Spring flowers will not be planted unless drought restrictions are released.

Sprinkler system has been "locked" by the city as with all neighborhoods.

Lighting project at Weddinton Road is back underway after lengthy problem with Concord Utilities. Cable has been run underground and work should be finished within next 30 days.

Drought restrictions are still currently in place and those restrictions will likely be tightened further, if conditions do not improve. This obviously affects any grounds issues. There will not be any additional plantings of any kind until the drought subsides. Please be patient while work through this difficult time.

Pool Report

Again this year, Carolina Swim Club Management provided lifeguard and pool maintenance services. Unscheduled maintenance items included replacing the underwater lights and the media in both filters. These two items took us over the planned

budget but should not need replacement for at least two more swim seasons. We renewed the contract for 2008 with CSCM.

The planned retiling and recoping work was postponed due to drought conditions. The pool must be drained for that work. The cost to refill the pool would have been prohibitive. If the drought conditions weaken, the work could be rescheduled for the spring of 2008.

Gates & Security:

This year we contracted with a new firm to replace all the underground wiring for the parking gate mechanisms, and to update equipment for the tennis gate. After that work, the gates functioned fine until a lightning strike in July knocked out circuit boards for the gates as well as the tennis gate. After bidding out the cost to replace and maintain the equipment, we determine the best route was to purchase the equipment outright and replace it ourselves. The gates have functioned fine since the equipment was replaced. The board is seeking remuneration of part of the original gate installation costs through legal means.

2007 ARCHITECTURAL COMMITTEE REVIEW

There were a total of four submissions to the Architectural Committee for renovations/additions in 2007.

Two decks replaced with screened porches
Two play sets

All four requests were in compliance with HOA regulations and approved.

One inquiry into the feasibility of a pool was discussed.