

Carriage Downs Board Meeting Minutes
8/21/07

Attendees

Board Members Anna Hunt, Scott Rinehart, Cindy Alvarado, Broderick Williams, Todd Lontz, Gary Moore, Dianne Promin

- City of Concord Report
No report
- Pool
No report
- Tennis
Tennis pros John Kindred and Ryan Thomas have set up fall schedule for lessons on Friday afternoons. See website.
Fixing of fence delayed – fencing on order.
Sign to be made to tell players to turn off the lights when they are done playing at night.
- Social
Bunco continues.
Adult Pool Party is August 25th. About 50-60 people expected. Catered by Carabbas and live music by Hi Noon.
End of season potluck cancelled due to busy schedules.
- Architectural
Potential buyer of Fawn Ridge property wants to put in pool, but wants board to override 30 feet from backyard property line. Board approved.
Ongoing issue with neighbors with fence violation. Issue needs to be resolved. Two week deadline to be given.
- Covenants/Legal Issues
Still working on covenants amendments.
- Security Updates
Gates not working. This issue needs to be resolved. Gary is going to contact NU Security for pricing to fix. He needs 10 days to put together the paperwork to submit to the lawyer to determine if the neighborhood can sue Maximum Security.

- Grounds
 - Todd has contacted Four Star Lawn Care. No response.
 - Bids to be taken from Dreamworks and Terra Green for a new landscaping contract. Both will present to board at a future time. The Board intends to fire Four Star and hire a new landscaper by August 31st.
 - Sprinkler at Poplar Tent was ran over again.
 - A tree needs to be cut down in the common area behind the Kimbrough's yard.
 - Battery lights are not going to be used for Weddington lighting – 2 landscapers recommended against them.

- Misc.
 - Neighborhood family lost pool rights for the remainder of the 2007 season due to trespassing issues at the pool by a 4-2 vote.
 - Dianne will email Broderick the new neighbors and a volunteer will deliver information to them.
 - Board wants the neighborhood website to include a method of contacting board members through email without using personal emails. Scott will look into.
 - Weddington lighting passed to Broderick for the location of the power under Hansom.
 - Two neighbors have trailers in their yards, and one has visible firewood.

Budget for this month approved.