

2008 Carriage Downs Property Owners Association February Meeting February 19, 2008

Board Members:

Present: Anna Hunt, Todd Lontz, Gary Moore, Scott Rinehart, Tracy Seitz for
Dave Seitz, Tom Alvarado

Absent: Broderick Williams

Others Present:

Mitch Furr, City of Concord

PJ Faust, Terra Green Landscaping

Proceedings

- *Meeting called to order* at 7:10 p.m. by Anna Hunt.

Welcome

- President Anna Hunt welcomed members and guests
- President Hunt heard from City officials who advised the bridge on Poplar Tent road near Canon School will be under reconstruction starting in August of this year. This work is to widen a stretch of Poplar Tent Road up to King's Crossing to four lanes. We do not have a timetable for construction to be completed.

Landscaping

- PJ Faust, owner of Terra Green Landscaping was our guest
- He summarized upcoming plantings and activities over the next 4-6 weeks.
- Preparations for spring plantings are now happening with soil samples having been taken and results expected shortly. The appropriate action will be taken to correct the soil over the next two weeks.
- Pine needles will be distributed in March; first in the primary common areas (entrances, club house) and then down the berms. A total of 800 bales will be used.
- Attention is needed on the Wedding Road berms. The pine trees have reached the end of their lifecycle and PJ will present a plan on replacement.
- Red tips at the tennis court have been pruned.
- Poplar Tent entrance needs more attention and work than Weddington entrance. PJ will give the entrance focus and appropriate attention.

City of Concord

- Mitch Furr with City of Concord Code Enforcement division was our guest.
- The City is stepping up enforcement of the no front yard parking ordinance.
http://www.ci.concord.nc.us/news_1.asp?newID=552

- Mr. Furr wants to remind residents to register their alarm systems with the City. There are fines for not doing so. For more information, visit <https://www.crywolf.us/concordnc/Default.asp>

ELECTIONS

- Nominations were accepted for CDPOA officers.
- After voice vote, the following were elected for a one year term
 - President – Anna Hunt
 - Vice-President – Gary Moore
 - Secretary – Scott Rinehart

COMMITTEE REPORTS

Architecture

- No new applications for renovations or work received in the past month
- Concern continues about the condition of resident's mailbox posts. Resident's need to take a look at theirs and remove rotten wood and paint or replace posts that are deteriorating. Curb appeal starts at the street and these posts set an overall impression of the neighborhood.
- Follow-up review of prior applications and issues needs to be completed before the next board meeting.

Grounds

- Lighting bid received from TerraGreen to install accent lighting at the Weddington Road entrance. Bid is \$4,725 and includes 34 individual lights.
- Vote to approve bid was requested and was approved.
- Installation of lights will occur first, then the application of pine straw.
- Bids for the re-roofing of the clubhouse reviewed. A bid for \$8,650 was received, reviewed and approved by voice vote.

Pool

- Accounting will provide the past two years water bills for review to see if a water treatment system is a financially sound decision. This would allow us to use well water to fill the pool rather than city water.
- Discussion on improving the atmosphere of the pool area came to conclusion that cement pots which hold flowers would be acceptable.
- In advance of the pool season opening, the pool management company will be invited to the April meeting to discuss any questions and address concerns there may be.
- Dates for key fob distribution will be discussed at next meeting
- Gate Update: Legal counsel has advised we have grounds to proceed with legal action against Maximum Security concerning the non-performance of Maximum Security to deliver working gates to the required specifications.
- Second phone line in pump house has been disconnected. Significant reduction in monthly phone bill was made.

Social

- Next event is the Easter Egg Hunt on March 16 at 2pm.
- Summer Kick-off Party at the clubhouse will be the weekend before school year ends. “Off The Grill” will cater this year’s event.
- Discussion on gaining additional help in monitoring activities at the Clubhouse was sought. Decision to cycle this responsibility to various board members was agreed to.
- New tables were purchased to replace aging and damaged ones.

Accounting

- Budget sheet distributed and reviewed.
- Discussion on when to send out lien letters based on resident non-payment of dues. There are resident’s who delay payment for an extended period and the board finds this behavior unacceptable and contrary to the good will of the community.
- Decision was made to file liens 60 days following the due date of the quarterly dues. For example, if payment for Q1 is due January 30, on April 1 a reminder letter will go out notifying resident that the dues in arrears (Q1) and the current quarterly dues payment (Q2) both need to be made by April 30.

Meeting adjourned at 9:02pm