

Carriage Downs Board Meeting Minutes
7/17/07

Attendees

Mark Kincaid

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

Several Neighbors

- City of Concord Report
Gave Mark Kincaid the list of questions from last month's meeting.
In lieu of flooding from the prior week, the Board asked who is responsible for the damage from the creek overflow – town or neighborhood?
- Pool
No report – Gary absent.
- Tennis
Fence posts still to be fixed.
Agreement letter for restroom key possession signed by all
Garbages on the courts are working.
Lightning has affected the security gate
- Social
Bunco continues. Moved to the 4th Wednesday of the month.
Adult pool party scheduled for August 25th. To be catered and have live music. Probably about \$25 per person.
Potluck picnic planned for September to mark the pool closing for the season.
- Architectural
No plans submitted
Ongoing issue with neighbors with fence violation.
- Covenants/Legal Issues
Document passed out which will be added to our covenants. Board to review before proceeding to institute.
- Security Updates
Gates not working. Affected by lightning.

- Grounds

Sprinkler at Poplar Tent run over again and fixed.

Grass growing in pine straw on Weddington end sprayed again, but underlayment may need to be put down.

Plan for berm for fall to be addressed and planned.

Plan for fall flowers to begin now.

Board voted to put lighting in at Weddington which uses a battery pack because the location of the electrical wire has not been found.

Four Star Lawn Care

Pine straw still not layed, but payment has been given.

Company violating its contract with the neighborhood.

Company is not communicating with the Board, even though many requests for responses have been sent.

Board is moving to find a new neighborhood landscaper.

- Misc.

Website still needs to be updated. Specific problems identified.

Welcoming letter with covenants to be mailed to new residents with Broderick's number as a contact.

Two letters sent out to residents for overdue dues.

Budget for last month and this month approved.

Meeting adjourned 8:15pm.