

Carriage Downs Board Meeting Minutes
6/20/06

Attendees

1 resident

Mark Kincaid

4 Board Members

- Minutes approved from previous meeting
- Mark Kincaid's opening
 - For light on Poplar Tent the neighborhood needs to keep in touch with Barry Moose thru phone and e-mail and attend public input meetings
 - The 2 street lights at Weddington entrance are out and they are the city's responsibility
- Security Updates:
 - The panel for the exit gate experienced a surge and got blown, either from an electric event or from the gate being chained in the open position. This was a non warranty event and the panel manufacturer charged \$300 for repair of the panel. Max. Sec. expects the panel back this week and should get the gates operational very shortly after.
 - Software - Max. Sec. had to debug some of the software to get the gates to operate properly. This has taken some time. A new update and refresher course on the software and gate time changes is expected this week.
 - Pool Gate - has experienced 2 shorts and supposedly has a more sturdy repair now. The exit button has been moved. So far so good.
 - Tennis gate. The lock pads were fine-tuned to allow a better seat. The exit button is relocated. However the hinges do not allow the gate to close firmly. This results in poor contact and non-locking of the lock plates, and new hinges are recommended. The gate is really only supported vertically by the top rail. This is a non-standard hinge and no amount of lubing will allow the gate to work well without proper hinges.
 - Max. Sec. has been much better about keeping us informed on progress and what they have been doing. The only labor charges we've incurred have been close to \$200 for the exit button moves, an acceptable fee. Once the gates are operational then let's reassess keeping them as our security vendor.

- Gary needs a copy of the agreement we signed with them for review of expectations and for future consideration of any other vendors.
- Pool
 - Excellent support provided from the pool company. They've staffed the pool on time, thrown out teenagers on the last day of school prior to opening @ 4:00 pm and cleaned up after them. I wish we could have collected names. They are maintaining the cover tie down pins in the pool deck. The pool has been very clean and excellent water quality.
 - The pool party was excellent and very well received by the neighborhood! Bravo!
 - Prior to school's end some families expressed interest in using the pool outside of staffed hours. Our insurance might allow it. The pool company however does not want the exposure to added maintenance if we open the pool up to "Direct Parental Supervision" only during non-staffed hours. In the future beginning of year and end of year hours will be amended.
 - No diving rule to be enforced.
- Grounds
 - Rest of berm to be pine strawed.
 - Club house sprinkler system working.
 - Poplar Tent sprinklers not working – maybe storm related.
 - Weddington sprinkler still needs to be checked.
- Social
 - Family pool party successful
 - Bunko successful
 - Adult Pool Party, July 22
 - Block Party planned for August
- Weddington Road Entrance
 - Landscaper to cut back on plantings
 - No plantings along fence?
 - Hope to have a plan by Aug 1 and begin planting on Oct 1
- Web Site
 - Web manager still updating site accordingly
 - Forward info to Scott Rinehart

- Misc
 - Some trespassing issues – cars have been hanging out at clubhouse with gates not working. If any problems seen, Concord Police should be called.
 - Some vandalism - egging of a house.
 - Reminders and social events to go in June mailing.
 - Speed humps in need of repair.
- Budget
 - Reviewed and approved.