

**Minutes of 12 June, 2014 Meeting of the
Carriage Lawn at Barkley Board of Directors**

I. Meeting called to order at 6:37 pm.

II. Attendees:

- A. Gay Ashley, President
- B. Dave Armstrong, Vice President/Secretary
- C. G'Ann Zieger, Treasurer (participate by phone)
- D. Mary Van Mullekom, Member-at-large
- E. Hiranya Maru, Member-at-large
- F. Brian Heisler, GHA Property Manager

III. The board voted unanimously to approve the minutes of the 30 April, 2014 board meeting.

IV. Meeting Topics

A. Financials

Brian provided the GHA Financial Report and answered several board member questions.

B. Community Inspection

1. Brian indicated he would be doing a follow-up inspection of the community in the next two weeks and that there would likely be a need for an ARB hearing. Based on the timeline for notifying residents of deficiencies, the board decided that a hearing would not be held until August, with the specific date to be determined at a later time.

C. Western Property Line and Communication with the Barkley HOA

The board discussed the problem with weed and vine regrowth along the western property line. Since Carriage Lawn had cleared this area at our expense last year, and also planted a number of Leland cypress in the area, Brian had approached the Barkley HOA about their participation in maintaining this area. Brian reported that they appeared willing, and will approach them again regarding some suggestions for what needed to be done and how we might share the costs for future maintenance and plantings.

D. Asphalt Repairs/Resurfacing

The board reviewed the partial set of estimates that had been provided by several contractors for varying amounts of asphalt repair and resealing. The board decided that resealing was not necessary at this time, and that estimates were only needed for the damaged areas of asphalt. These include a pothole on Langdon Gate near Royal Hannah and a larger area of damaged asphalt on Saxon Flowers in the vicinity of the playground. Brian will check for other damage areas and request estimates for repair only. Brian will provide estimates by e-mail so the board can proceed with a decision before the next board meeting. [Action: Brian]

E. Painting of Curbs and Parking Spaces

The board asked Brian to get two sets of estimates, one for painting both curbs and marking parking spaces, and another just the parking. [Action: Brian]

F. Community Cleanup/Storm Water Management Pond

The board asked Brian to contact the contractor that we use for cleanup and arrange for litter removal from around the community, to include removing trash from the storm water management pond. [Action: Brian]

G. Summer Cookout

Gay requested, and the board unanimously approved, \$150 to use for a community cookout sometime this summer.

H. Community Lighting Project

The board discussed the community lighting project, and based on discussions and the results of both daytime and nighttime surveys of the community, decided on 20 light locations for the purpose of soliciting contractor bids. Each light was assigned a high, moderate, or low priority for installation based on the need for lighting in that area. Contractors will be asked to prepare estimates for each priority group, as well as an estimate for installing all lights at the same time. If necessary, Hiranya and Dave offered to meet with those contractors submitting bids to discuss details of their proposals. It is anticipated that the board will call for a community meeting in August to discuss the project, including light locations, lamppost style, costs, and how the project will be funded.

The board also voted unanimously to approve up to \$100 to cover the cost of an easel to be used for the aerial map used in planning the lighting project.

I. Next Meeting

A date was not established for the next meeting, but the board anticipates meeting in the latter part of July to review contractor proposals for the lighting project and prepare for a community meeting.

V. Executive Session

The board discussed delinquent homeowner accounts. The board also discussed the continuing failure of some homeowners to correct ARB deficiencies. The board asked Brian to contact the HOA's law firm to get their views regarding legal action against these homeowners. [Action: Brian]

VI. Meeting was adjourned at 8:40 pm.