

**Minutes of 20 August, 2014 Meeting of the
Carriage Lawn at Barkley Board of Directors**

- I. Meeting called to order at 6:42 pm.
- II. Attendees:
 - A. Gay Ashley, President
 - B. Dave Armstrong, Vice President/Secretary
 - C. G'Ann Zieger, Treasurer
 - D. Brian Heisler, GHA Property Manager
- III. The board voted unanimously to approve the minutes of the 12 June, 2014 board meeting.

IV. Meeting Topics

A. Financials

Brian provided the GHA Financial Report and answered several board member questions. The board briefly discussed the FY2015 budget options presented in the report but deferred any decision for a future meeting.

B. Community Inspection

Brian reported he had completed a follow-up community inspection and recommended that ARB hearings be held this fall for homeowners who have not corrected deficiencies. The board agreed and tentatively planned to conduct ARB hearings immediately following the next board meeting. The association Attorney wrote clarification statements concerning procedures in addressing certain ARB violations, specifically on uncured and multiple offense properties. Included in the writing was confirmation that proceeding to General District Court or the Circuit Court may be most prudent for the Association in seeking remedy of the situation(s) at hand.

C. Western Property Line

The board discussed the problem with weed and vine regrowth. Dave mentioned that he had not seen a lot of regrowth around the Leland cypress trees following the trimming work that CAS had done. He also mentioned that Kudzu was still a problem, and while it was spreading to trees on our property, it was more of a problem for the trees on Barkley property. The board agreed it would be better to take another look at cutting back vines and undergrowth in the fall. The board also discussed options CAS had presented for installing a fence between the two properties. In order to reduce the cost, the board asked Brian to get estimates for installing a split-rail fence along the property line from the end of Modano PI up to Blue Royale Ln. [Action: Brian]

D. Asphalt Repairs and Parking Striping and Stenciling

The board reviewed the three estimates for filling potholes and repairing pavement. Based on Brian's comments that he had worked successfully with all three contractors and that he would confirm the areas of repair before work began, the board voted unanimously to accept the

Brothers Paving proposal for pavement repair and striping and stenciling of parking spaces. The parking spaces initially mentioned as “RESERVED template” in the Brothers Proposal are to be actual house numbers, rather than RESERVED. [Action: Brian] The board decided to postpone repainting of the curbs until next spring. Gay inquired as to whether the striping of the emergency turn-around lanes would be painted with the parking striping or when the curbs are painted, as the color is the same as the curbs. [Action: Brian] [Subsequent to the meeting, Verizon did repair the pothole on Langdon Gate, through the combined effort of Brian and the Providence District Supervisor’s Office.]

E. Playground Park Bench and Picnic Table

The board asked Brian to get estimates for installing one or two park benches and a picnic table at the playground. [Action: Brian]

F. Community Cleanup

Brian mentioned that Premier Cleaning had performed a community-wide cleanup and the board agreed they had done a good job. Regarding the Verizon phonebooks that had been dropped off at the mailboxes, Brian stated he would contact American Disposal about getting the remaining books picked up. Gay requested that a letter be sent to Verizon, notifying them that the books had not been “delivered”, but rather placed in clumps at some of our mailboxes. [Action: Brian]

G. Tree Trimming

Dave stated that the cypress trees along Blue Royale adjacent to 2930 Langdon Gate needed to be trimmed as they were over-growing the sidewalk. Brian proposed, and the board agreed, that he would put together a community-wide tree trimming proposal and send it out for board review as he had done in the past. Gay requested that a dead evergreen from behind 2941 Saxon Flowers be placed on the list. Additionally, trimming back of tree limbs overhanging the rear fence at 2943 Saxon Flowers should be on the list. [Action: Brian]

H. CAS Landscaping Enhancements

The board reviewed and voted on two CAS proposals. The first was for renewing playground mulch which was disapproved since the playground was just been renovated last year. The second proposal was for turf maintenance around the community and was unanimously approved.

I. Bylaws

Dave stated that he had retyped the current Bylaws in a Word file and would be sending it out to board members with corrections and suggested changes for discussion at a future meeting. [Action: Dave]

J. Social Events

Based on a request from Hiranya and last year's successful Halloween party, the board voted unanimously to approve \$200 for another Halloween party this year. Additionally, Gay requested \$200 for a cookout or more adult-oriented or family community gathering, which was also approved by the board. [This is a \$50 increase from funds approved for this event at an earlier board meeting.]

K. Community Lighting Project

The board reviewed the two proposals received thus far. Both proposals did a good job of responding to the board's request for either phased or one-time accomplishment of the project. Because one of the contractors that GHA had solicited declined to submit a bid, Brian contacted two additional electrical contractors and was awaiting their proposals. The board anticipates receiving and reviewing these proposals in sufficient time to present the lighting project to the community at the next public meeting. Gay addressed concerns that the lighting and poles chosen enhance the look of the community and requested options for both, for consideration at an upcoming board meeting. [Action: Brian]

L. ARB Violations

A non-resident homeowner responded to a Hearing Notice and was present to discuss repeated warning letters addressing the need to correct ARB violations. The homeowner provided a new address for future correspondence. Discussion ensued and a successful outcome was reached.

M. Seasonal Plantings at Community Entrances

Gay requested a change in the CAS Landscaping Agreement to adjust fall plantings to earlier in the season, and to occur no later than October 15, in order for plants to settle in and grow prior to the colder weather. [Action: Brian]

N. Next Meeting

The board agreed to target the next board meeting for October at a date to be determined.

V. Executive Session

The board discussed delinquent homeowner accounts. The board also discussed the Chadwick and Washington responses to several questions posed by the board.

VI. ARB Hearing

The board conducted an ARB hearing for one homeowner. The violation had been corrected and no further board action was necessary. Brian stated he would continue to monitor for repeat violation of the same offense since that had been a problem in the past.

VII. Meeting was adjourned at 8:15 pm.