

Carters Mill East
Board Meeting
July 12, 2007
6:00 PM

Attendees: Albert Arnold Tom Ashbrook Kelli Baker
 Glenn Hill Scott McDaniel Steve Merkel Vic Stylec

Absent: Chip Henry Laura Henry

- Tom welcomed 2 residents who wanted to address the Board.
- Tom explained, for the attending residents, the purpose of the board and introduced the members of the board.
- Tom read the minutes from the June meeting.
- Scott presented a budget update. With the second letter all assessments have been paid. A house was recently sold and we have received the initial \$125.00 and the 2007 prorated assessment.
- Tom has obtained the federal ID# and Scott has also and the numbers are the same. The insurance paperwork is complete.
- Scott is still working on straightening out the water bill.
- Two residents addressed the Board regarding an ARC question. There was some discussion concerning the ARC guidelines, that we should have written guidelines. There was also some discussion concerning changing the covenants to reflect more objectivity in reference to fences, etc. That would have to have a neighborhood vote to change the covenants so we will go with written guidelines.
- We will discuss at the next meeting a letter to be mailed to homeowners with current fence issues. (chain link dog kennels). The precedent is no wire – NONE – of any kind. Important to try to accommodate when possible.
- The board discussed the appeal process, we discussed that in the future the appeal should be brought before the ARC first then the Board if necessary.
- Albert discussed the possibility of the Herrin's getting a petition from the other homeowners in reference to wire mesh fencing.
- The letter addressing the major covenant violations will go out the week of July 26th.
- Tom presented sample letters from other homeowner associations in reference to covenant violations. Example's included that a boat/trailer "not be visible from the street", and if they do not heed the letter then to assess a fine. Glenn added that in another subdivision, there were 2-3 homeowners in violation and eventually, with griping and complaining, they adhered to the covenants. The exception is 1 homeowner who they took to court, judgment rcvd, lien on property, this particular homeowner recently moved and they rcvd their money.
- Vic discussed process for identification of violations. Digital photography was a method.
- It was discussed that we start with boat & trailer violations and the amount of time to give homeowners to correct violations. We also discussed dog enclosures in light of recent events. This was tabled until the next meeting.
- It was questioned if the sprinklers at the front are functioning properly because one side is working but we have not seen the other side working since the repairs. Vic will call Glenn.
- Laura has a list of homeowners that we will need for covenant violations.
- Vic received information from VDOT that the ditches in front of the houses are VDOT's responsibility however they are not taking care of this. Thus this needs to be the homeowner's responsibility.
- In reference to the speed limit sign: VDOT needs a letter from the board as to why we need one, where, etc. Beth Merkel will write letter. If that is unsuccessful the association will purchase a speed limit sign.