

Carpenter Park Single Family Homeowners Association

2019 Annual Meeting

November 4, 2019

Our HOA Mission

Establish a community that serves, protects and enhances the interests of all Carpenter Park Single Family Homeowners

Operate in a positive, proactive, fair, ethical and transparent manner

Communicate openly and responsively in all business matters

Provide for today and plan for the future of our community

Agenda

- **Welcome - Amy Boe**
 - **Memorial**
 - **Call to Order**
 - **Establish Quorum and Housekeeping**
 - **Introductions**
- **Association Business:**
 - **Elections and Minutes Approval – Amy Boe**
 - **President’s Report 2019 - Patricia Buchanan**
 - **2019 Accomplishments – Dawn Geda**
 - **2019 Financial Report - David Robbins**
 - **2020 Budget and Ratification – David Robbins**
 - **New/Updated Documentation –Patricia Buchanan**
 - **Association Privacy – Amy Boe**

Agenda - Continued

- **Drainage Issue Recommendation:**
 - **The Issue - Ray Rapuano**
 - **The Impact**
 - **The Solution**
 - **The Risk of Doing Nothing**
 - **Funding – Don Jones**
 - **Next Steps – Don Jones**
- **Open Forum – Amy Boe and David Robbins**
- **Adjourn – Amy Boe and David Robbins**



Patricia Polson

Donna Powers

John Santori

Sudie Smith

Welcome

- **Call to Order**
- **Establish Quorum**
- **Housekeeping**
 - **Please Hold Questions to the End of Each Presentation**
 - **Please limit questions to three minutes or less**
 - **Please State Your Name When Speaking**
 - **Chart Package Will Be Posted on Website**

Property Management and 2019 Board

GrandChester Meadows President - David Robbins

GrandChester Meadows Property Manager - Amy Boe

CPSF HOA President – Patricia Buchanan

CPSF HOA Vice President – Don Jones

CPSF HOA Secretary – Dawn Geda

CPSF HOA Treasurer – Chad Wrigglesworth

CPSF HOA Board Member at Large - Darlene Stone

2019 Committee Members

- ▶ **CPSF HOA Architecture - Ray Rapuano, Jon Parker**
- ▶ **CPSF HOA Landscape Roberta Hennes, Saraswati Amin, Dawn Geda, Patricia Buchanan, Don Jones**
- ▶ **CPSF HOA Nominating - Darlene Stone, Patricia Buchanan**
- ▶ **CPSF HOA Finance - Jim Baucom, Kathy Stephens, Darlene Stone, Don Jones**
- ▶ **CPSF HOA Documentation - Lora Popke, Kathleen Broniak, Patricia Buchanan**

Elections and Report Approval

- **Election of one CPSF Director**
- **Election of Three 2020 Nominating Committee Members**
- **Approval 2019 Annual Meeting Minutes**

2019 President's Report

- **October 2018**
- **2019 Building a Strong Foundation**
- **Fiduciary Duty**
- **Taking Care of Business**

2019 Accomplishments

- **Spending Reductions**
- **Lawn Maintenance**
- **Property Management**
- **Common Property Maintenance**
- **Common Area Survey**
- **Documentation New/Updated**
- **No Trim/No Spray List Updated**
- **Renewal of Kudrow Entrances**

2019 Spending

- **Paid off 2018 Debts**
- **Stabilized the 2019 expense run rate**
- **Reduced**
 - **Legal Fees**
 - **Landscape Maintenance Charges**
 - **Property Management Fees**
- **Rebuilding Capital Reserves**

Carpenter Park HOA

Balance Sheet Projections

	Reported Dec 31, '18	Projected Dec 31, '19	Projected Dec 31, '20
ASSETS			
Current Assets			
Checking/Savings			
General Operating Funds			
ST Operating Account	3,314.77	5,000.00	5,000.00
Total General Operating Funds	3,314.77	5,000.00	5,000.00
General Reserve Funds			
ST Reserve Account	35,912.70	32,382.20	52,921.20
Total General Reserve Funds	35,912.70	32,382.20	52,921.20
Total Checking/Savings	39,227.47	37,382.20	57,921.20
Total Current Assets	39,227.47	37,382.20	57,921.20
TOTAL ASSETS	39,227.47	37,382.20	57,921.20

2020 Budget Ratification

- **Review 2020 Budget**
- **Questions**
- **Ratification Vote for the Budget**

New/Updated Governance Documents

- **Effective 11/4/2019**
- **All are posted on website**
- **Contact Property Manager with any Questions**
- **Please Review and Correct any Violations**
- **Implementation of Fines Begins February 1, 2020**

Governing Documents

- **Covenants, Conditions & Deed Restrictions (CC&Rs)**
- **Articles of Incorporation**
- **CPSF Bylaws**
- **CPSF 2019 Governance – New and Updated**
 - CPSF Architectural Design Guidelines**
 - CPSF Landscape Design Guidelines**
 - CPSF Hearing and Fines Policy**
 - CPSF Violation Policy**
- **CPSF Board and Committee Code of Conduct - New**

Member Input Requested

- **CC&Rs – 20 Years Old**
 - **Legally Binding**
 - **Can Be Changed**
 - **Submit suggestions no later than March 1st**
 - **Must be approved by 90% of members**
 - **Review by Membership April 2020**
 - **Requires legal assistance to implement**
- **Board has fiduciary duty to enforce**

Association Business is Private

The Concern:

- **Adverse impact when our business is made public:**
 - Financial stability
 - Future contract negotiations
 - Impression of Carpenter Park
 - Mis-statements of facts
 - Concerns not addressed

Recommendation:

- **Communicate via our website or property manager**

Carpenter Park Single Family HOA

Drainage Issue Recommendation

November 4, 2019

Agenda

- **The Issue - Ray Rapuano**
 - **The Impact**
 - **The Solution**
 - **The Risk of Doing Nothing**
- **Board Recommendation – Don Jones**
- **Funding – Don Jones**
- **Next Steps – Don Jones**
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The Issue

- **Widespread water Issues affecting homeowners**
- **Common area swales deteriorated**
- **Essential drainage infrastructure never installed**
- **Soil stays wet throughout the subdivision**
- **Water Pools around foundations / low areas of lawns**
- **Haven for mosquitos and mold**
- **Water inhibits landscaper's efforts – increased costs**
- **The problem is too big for individual homeowners**

Damage Experienced to Date

- **Flooding inside homes**
- **Patio settling**
- **Foundation shifting**
- **Floor cracking in garages/homes**
- **Ponds forming in low areas**
- **Erosion**
- **Damage to catch basins**
- **Healthy trees uprooted**

Proposed Drainage Solution

CPSF HOA Common Area

Base image and data was pulled from Wake Co iMap application and was used to add overlay text and images.

Areas outlined in yellow are Carpenter Park HOA Common areas. 7 parcels with the following Real Estate IDs are 287893, 257700, 257699, 245268, 245261, 245262, 245260 are listed as 187A Common area

Total area for all 7 parcels is 2.8 Acres

Red Triangle indicates survey points as established in 2009 Perimeter Survey with CPSF Board installed white 2' x4' wooden



Blue Triangle indicates survey points as established in 2015 Perimeter Survey with close pipe only



SURFACE GRADE REGRADE TO DRAIN RE-SEED & STRAW.

DRAINAGE LAYOUT HOA COPY.



Disclaimer: This report was prepared by the author and the author is not responsible for any errors or omissions. The user of this report is advised to consult with a professional engineer or architect for any design or construction requirements. The user of this report is advised to consult with a professional engineer or architect for any design or construction requirements.



Risks of Doing Nothing

- More expensive damage to homes
- Health risk of mold and mosquitoes
- Continued deterioration of infrastructure

RED Flags

- **Decreased property values**
- **Risk of legal action**

Issue History

➤ **David Robbins**

Board Recommendations

- **The HOA needs to take action - It's too late to go back to the developer - 20 years have passed**
- **The Board recommends:**
 - **The project proceed**
 - **The HOA pay for common area grading and drainage**
- **Homeowner connections are voluntary**
- **The Board strongly recommends homeowners connect**
- **The HOA will maintain the new infrastructure**

The Project and Funding Options

- **Recommend: Design/Build as Presented**
- **Additional RFPs Being Requested**
- **Project Manager - GrandChester Meadows**

- **Start as soon as Plan Approved/Funded**
- **Schedule Estimated = 8 weeks plus**

- **Funding options considered**
 - 1. Assessment**
 - 2. Partial Assessment plus Reserve**
 - 3. Loan**

Next Steps

- **Be Prepared to Vote Thursday, January 9, 2020**
- **Ask Questions of the Property Manager or the Board to Ensure You Understand the Facts**
- **Remember the Outcome Affects All of Carpenter Park**
- **Be Prepared to Accept the Vote of the Majority –**

-We are All in This Together-

Open Forum

Final Questions/Comments

ADJOURN