

Churchill Village-South Homeowners Association
Board of Directors Meeting
June 13, 2007

The Board of Directors of Churchill Village-South Homeowners Association held a Board Meeting at the Community Center on Wednesday, June 13, 2007.

Board Members Present:

Steve Buc, President
Mike Trentadue, Vice President
Frank Grimm, Treasurer
Richard Hor, Secretary
Dean Farley, Director
Robert Fuss, Director

Also Present:

Annie Geralis, Community Manager
Ruth Ann Allen, Recording Secretary

Homeowners Present:

Greg and Laurie Garcia, 13405 Walnutwood Lane
Will Knowland, 20137 Laurel Hill Way

The regular Board meeting was preceded by a meeting with MidAtlantic Tennis Courts & Supplies at 7:00 p.m. (See separate minutes)

A. CALL TO ORDER

The June 2007 Board of Directors Meeting of Churchill Village-South Homeowners Association was called to order by Steve Buc at 7:20 p.m.

B. MINUTES

MOTION: (Mike/Frank) Approve the Board meeting minutes of May 9, 2007 as written. The motion passed unanimously.

C. REPORTS OF OFFICERS AND DIRECTORS

1. Community Center Correspondence

Vanguard received correspondence from a CVS homeowner who rented the Community Center. The homeowner mentioned that the air conditioner was not functioning and could not reach the Community Center Administrator. The homeowner eventually called an air conditioning company who was willing to come fix the unit. The homeowner has asked for a refund of the rental fee due to this inconvenience.

MOTION: (Mike/Frank) Refund 100% of the rental fee for the Community Center to the homeowner. The motion passed unanimously.

The Board suggested that signs be posted in the Community Center with emergency procedures and emergency phone numbers so renters of the Community Center know what to do in this type of situation.

MOTION: (Mike/Frank) Have Management post an 8 ½" by 11" plastic sign in the kitchen area that would indicate emergency procedures for the Community Center.

AMEND: (Mike/Frank) Also include Vanguard emergency number and place a sign next to the pay phone.

AMEND: (Mike/Frank) Have another sign placed on the bulletin Board outside the Community Center door for a total of three (3) signs. The motion passed unanimously.

The Board recommended that the Community Center Administrator show renters the emergency procedures during the check in procedure.

D. HOMEOWNERS FORUM

1. Greg and Laurie Garcia, 13405 Walnutwood Lane, were present to follow up on the complaint over their neighbor's fence. The fence has four (4) rails with a closed off fence area inside the yard. The ARC application was received after the fence was built. The ARC Committee will disapprove the fence. The Board explained to the Garcias the process that follows the disapproval of an ARC application. The Garcias would appreciate Management letting them know what the final decision is concerning the fence.

The Garcias also mentioned another neighbor whose garage doors were falling apart and the gutters are down. The homeowners should email Management with the complaint and Management will send someone out to verify the condition of the house.

2. Will Knowland, 20137 Laurel Hill Way, has two (2) trees in his front lawn that he would like remove, one (1) is on the homeowner's property and one (1) is on community property. Mr. Knowland asked the Board (1) if they would be willing to remove the tree, (2) if the cost of removing the tree could be split between the homeowner and CVS, or (3) if he could have permission to remove the tree himself.

MOTION: (Frank/Mike) Have Vanguard send Dunlevy to look at the tree on community property to determine whether the tree needs to be removed and a proposal for the cost of removing the tree.

AMEND: (Dean/Mike) Authorize Vanguard to get more than one proposal for removal of the tree. The motion passed unanimously.

The homeowner mentioned that he had received a quote for removing the trees at a cost of \$700 for the tree on community property and \$800 for the tree on his own property.

The Board Meeting adjourned at 8:40 p.m. for the meeting with eView Technologies. (See separate minutes)

The Board Meeting resumed at 9:00 p.m.

E. MANAGEMENT REPORT

1. Additional Umbrellas for Wanegarden and Winterspoon Pool

Mike Trentadue mentioned his disappointment in the pool company for not

noticing that umbrellas needed to be replaced before the pool season started. Dean Farley mentioned that the umbrellas should be inspected in the fall when they are taken down and also in the spring when they are put up on the pool deck.

Mike also mentioned that the umbrellas were not taken down at the Winterspoon Pool when it was closed.

Dean mentioned that the performance of the life guards at the Wanegarden Pool is better so far this year.

2. Concrete Replacement at Entrance to Winterspoon Parking Lot

One of the poles that holds the gate across the parking lot to Winterspoon Pool was not placed in the concrete the right way so it is hard to close the gate and lock it.

MOTION: (Frank/Mike) Have ACS tear out the concrete around the pole for the gate and fix it, and back charge RJ Construction, the former contractor for repair. Have Management take pictures of the problem. The motion passed unanimously.

3. Winterspoon Pool Plants

The new grasses have been planted at the pool, but they aren't very big yet.

4. Request to Have Tree Trimmed

The homeowner at 13408 Winterspoon Lane is requesting that a tree on community property behind their fence line be topped and trimmed back, along with removing a vine that is tangled in the tree. Management will have Dunlevy look at the tree and suggest a course of action.

5. Request from The Villas for Landscaping

The Villas at Willow Cove Board of Directors requested that Management contact Dunlevy regarding several landscaping issued on CVS common ground. Most of the requests have to do with reseeding areas, and Dunlevy mentioned that the best time to reseed is in the fall. The Board will reconsider these requests in the fall. Management will let The Villas Board know of the CVS Board's decision.

6. Mulching of Tot Lots

It was noted that not all of the tot lots have been mulched. The Board requested that Management mention to Dunlevy their displeasure that the mulching has not been completed and request a refund because this work was not done in a timely manner.

F. NEW BUSINESS

1. ARC Application for 13517 Wisteria Drive

Management received correspondence from a neighbor of 13537 Wisteria Drive concerning an addition to their house. The application was approved by the ARC, but the application was received in December when there is no ARC meeting or Board meeting. The Board agreed that any ARC application that comes in December will be disapproved and a letter will be sent that the application will be considered resubmitted in

January if the homeowner has no changes to make. Also, the notice on the ARC application that states neighbors are to initial each page of the ARC application drawings should be placed in a more prominent place and larger.

2. Tennis Court Repair

The repair of the Wisteria Drive Tennis Courts was discussed and recorded in the attached minutes.

MOTION: (Mike/Frank) Award the contract for repair of the Wisteria Drive tennis court to MidAtlantic Tennis Courts & Supplies with work to be scheduled late July/August, along with supplemental proposal for the Winterspoon Tennis Courts. The motioned passed with 5 yeas and 1 abstention.

3. Security System

MOTION: (Mike/Frank) Enter into a contract with eView Technologies for a security system

AMEND: (Steve/Mike) Send a letter of intent to enter a contract with eView Technologies for a security system with an updated server.

The motion and amendment were withdrawn.

MOTION: (Mike/Dean) Go back to eView Technologies for a revised proposal for a security system with an upgraded server for Wanegarden Pool and two (2) additional cameras for the Winterspoon parking lot.

AMEND: (Robert/Mike) With the addition of strobes and two (2) cameras in the Community Center for non-operational hours. The motion passed unanimously.

The Board requested that Vanguard furnish the newsletter editor with information on the security system for use in the next newsletter.

The Board also had other questions concerning the security system that will need to be clarified:

- a. When will the cameras be used?
- b. Is there a timer for the cameras?
- c. Are the strobes on a timer?
- d. Who has access to the cameras unless there is an incident?
- e. Is there audio with the cameras?

The Board will need to work on a policy for access to the cameras. Mike Trentadue suggested that no Board member should have access to view the cameras.

Also, renters of the Community Center would need to know when the cameras are in use in the Community Center.

Robert Fuss also queried whether there were any other communities that Vanguard works with that have security systems. Annie replied that she didn't know of any.

4. 13409 Walnutwood Lane Fence

Dean Farley mentioned the fence at 13409 Walnutwood Lane cannot be disapproved due to height or because it is subdivided as this is not inconsistent with the architectural rules. The Board has discretion on the height of the fence. The fence can be disapproved since it is not harmonious with the rest of the fences in Churchill Village-South. The Board suggested that Annie ask Craig Wilson and legal counsel their views on this situation.

Mike Trentadue also mentioned that the Board should not discuss a homeowner or ARC action with other homeowners.

MOTION: (Mike/Dean) Disapprove the ARC Application for fence at 13409 Walnutwood Lane. The homeowner will be notified of this action. The motion passed unanimously.

5. July 2007 CVS Board Meeting

The next Board meeting will be on Tuesday, July 10th.

G. ADJOURNMENT

MOTION: (Mike /Dean) Adjourn the Board meeting at 10:25 p.m.