

Churchill Village-South Homeowners Association
Board of Directors Meeting
May 21, 2008

The Board of Directors of Churchill Village-South Homeowners Association held a Board Meeting at the Community Center on Wednesday, May 21, 2008.

Board Members Present:

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

Also Present:

Annie Geralis, Community Manager
Jamie Garvey, Swim Team
Ruth Ann Allen, Recording Secretary

Homeowners Present:

Peter Gibson, 20037 Wanegarden Court
Gregory A. Russell, 19704 Webster Court

A. CALL TO ORDER

The Board of Directors Meeting was called to order by Mike Trentadue at 7:00 p.m.

B. HOMEOWNERS FORUM

1. Peter Gibson, 20037 Wanegarden Court, was present to follow up his correspondence with Management concerning the hedge fence that his neighbor planted. Mr. Gibson is in the process of selling his house. He stated that he has lost three (3) contracts due to the height and close proximity of the trees. These trees were planted many years ago when an ARC Application for this type of hedge was not required. The ARC Rules and Regulations have recently been updated.

The Board feels they have limited recourse in this situation, and if action was taken, it could take months to a year to get this situation resolved. Management has checked with legal counsel on this matter, but has not heard back from them. The Board suggested the homeowner check with a real estate lawyer who might have some suggestions, especially if he can document the lost of contracts on his house due to the trees. Management will be in touch with Mr. Gibson when they hear from legal counsel.

C. MINUTES

MOTION: (Steve/Dean) Approve the April 9, 2008 Board Meeting Minutes and Executive Meeting Minutes as written. The motion passed unanimously.

D. SWIM TEAM

Jamie Garvey, Swim Team Parent Coordinator, was present to follow up on the

request for pool usage and facilities request for the CVS Swim Team for the 2008 season.

The Board reminded Mr. Garvey that the swim team needs to be diligent in taking care of the facilities during the swim team season.

The Board also requested a balance sheet documenting the financial situation of the swim team along with how the coaches' salaries will be allocated. Mr. Garvey gave a verbal run down of the finances, and promised a written balance sheet will be sent to the Board.

MOTION: (Dean/Robert) Approve the request for pool closures and use of the Community Center by the CVS Swim Team for the 2008 summer season. The motion passed unanimously.

E. REPORTS OF OFFICERS AND DIRECTORS

1. Frank Grimm stated that the community is financial stable at the moment and the community is on budget.

2. Robert Fuss reported on the meeting with eView Technologies that he, Amy Knowland, and Annie Geralis attended. Mr. Fuss stated that the cameras are all functioning properly and start to record when motion is sensed. He stated that the system is user friendly. Data will probably be saved for about 14 days on the current system and then the old data will be overwritten.

Management stated that Craig Wilson and Annie Geralis had met with eView Technologies a few days ago and gleaned more technical information.

It was stated that not all Board members should have access to the security system. The security computers at both pools are behind locked doors.

3. Dean Farley mentioned that the gate to the Winterspoon Pool had been left open. Management will remind RSV to make sure the gates are locked.

4. Robert Fuss mentioned that there is a Board poking out on the corner of the big wall. Management will have someone come out to look at it.

F. MANAGEMENT REPORT

1. ARC Application

a. 13260 Meander Cove Drive

Management has received an ARC application from 13260 Meander Cove Drive regarding the installation of a wooden deck over an existing patio. The application has already been reviewed and approved by the sub-association.

MOTION: Frank/Dean) Approve the application for the deck. The motion passed unanimously.

2. Community Center

Management has received the Community Center rental reports for January,

February, March and April. Steve mentioned that there did not seem to be enough inspections for the Community Center rentals. Management mentioned that Liz Gross would still like to continue her service as the Administrator of the Community Center.

3. Security Cameras

An incident occurred at the Wanegarden Pool where one of the Board of Directors needed to contact the Management Company after hours. Frank Grimm was concerned with the response he received from the Vanguard Answering Service. The service stated that there was no manager on duty and Craig Wilson would be told when he came in at 9:00 a.m. Frank would like Craig Wilson to discuss protocol with the answering service. Annie will forward this situation onto Craig.

4. Retaining Wall at 13308 Waterside Circle

Management received a phone call from the homeowners at 13308 Waterside Circle concerning a retaining wall located in the back of their home. In cleaning up the yard and removing a thick weed growth covering the retaining wall, it was found to be in need of repair. Management has contacted Thomas Downey and they are in the process of evaluating the retaining wall. Management suggested that the retaining wall be replaced with one like the new ones in CVS. The Board also suggested that regrading the area and a fence should be considered.

5. Water Drainage Problem at 13540 Winterspoon Lane

During the most recent rain, the house at 13540 Winterspoon Lane was flooded again. Management has been to the house with engineers to assess the area. The homeowner did not take kindly to the suggestions for improving the drainage by the engineer, and still thought the situation was the Association's responsibility. The homeowner stated that he would be in contact with his lawyer.

The engineer from CPJ suggested that the Association shoot the grades of the area to determine the slope of elevation of the common ground area down through the homeowner's property.

MOTION: (Frank/Steve) Allow for the shooting of the grades with a cost not to exceed \$2500. The motion passed unanimously.

6. Summer Pool Events

Management has received correspondence concerning the community events for the 2008 summer season. Management has not received a budget for these events. The Board requested that Management respond back that the Board will not approve these events until a budget and formal written request are submitted. Dean would also like an estimate on community participation.

7. Draft Audit

MOTION: (Frank/Steve) Accept draft Audit for 2006 and 2007 as presented.

AMEND: Have Goldklang, Cavanaugh & Associates, P.C. verify in writing that the audit

is for 2006 & 2007 versus 2005 & 2007 as labeled. The motion passed unanimously.

The treasurer will not sign the document until this information is cleared up.

MOTION: (Frank/Robert) Accept the quote for the audit for 2008 & 2009. The motion passed unanimously.

8. Violation Letters

Management reported that they are sending violation notices to homeowners when violations are noticed in CVS.

G. OLD BUSINESS

1. Pool Operations Reduction

Management has not heard back from RSV Pools on the proposal for reducing the times that the Winterspoon Pool is open.

2. Security Camera Policy

The Security Camera Policy needs to be put on the Web Site.

3. Community Center Rates

The rates for renting the Community Center have not been placed on the Web Site.

H. NEW BUSINESS

1. Entrance Sign for The Villas at Willow Cove

The Villas at Willow Cove would like to have a sign with the community name placed at the entrance to The Villas such as are at the entrance to other sub-associations in CVS. The sign would be 24" X 28' with a white background and black lettering.

The Board requested the following:

1. The Villas should submit a CVS ARC Application; which would ensure homeowners whose houses are within 100' are notified.
2. The Villas will acknowledge that they must maintain the sign else it will be removed.
3. The Villas will ensure that the sign will be consistent with other signs in the community.

Management will report back to The Villas with the Board's requests.

2. The Villas Planter Box at Entrance

The Villas would like to have plants put in the planter box at the entrance to The Villas. Dunlevy has given ideas on plants that would work. The Villas would like to do the work themselves.

The Board requested that since the planter is on CVS property The Villas fill out a CVS ARC Application with the specific plants and colors. The Villas will also be responsible for the upkeep of the planter.

I. MOVE TO EXECUTIVE SESSION

MOTION: (Dean/Frank) Adjourn to Executive Session at 8:45 p.m. The motion passed unanimously.

J. ADJOURNMENT

MOTION: (Dean/Frank) Adjourn regular Board Meeting at 9:26 p.m. The motion passed unanimous.