

Approved on May 9, 2018

Churchill Village South Homeowners Association
Board of Directors Meeting
April 11, 2018

The Churchill Village South Homeowners Association Board of Directors held a Board of Directors Meeting at the CVS Community Center on Wednesday, April 11, 2018 at 7:30 p.m.

Board Members Present:

Jim Ganz, President
Robert Fuss, Treasurer
Aaron Skolnik, Director
Patricia Jones-Butler, Director

Also Present:

Randy McClement, Community Manager
Ruth Ann Allen, Recording Secretary

Board Members Absent:

Steve Buc, Vice President
Kathie Matthews, Secretary

Homeowners Present:

Christine Gamble, 13312 Waterside Circle
Rose Sepulvida, 13315 Waterside Circle
Dottie Harris, 13325 Waterside Circle

Guest Present:

Jeff Stone, Playground Specialists

A. CALL TO ORDER

The April Board of Directors Meeting was called to order by Jim Ganz at 7:24 p.m.

B. MINUTES

1. March 14, 2018 Board of Directors Meeting Minutes

MOTION: (Jim/Aaron) Accept the Board of Directors Meeting Minutes of March 14, 2018.

Vote: Motion Passed - Unanimous

C. HOMEOWNER OPEN FORUM

1. Christine Gamble, 13312 Waterside Circle, noted that there has been a spree of crime and vehicle break-ins in the Waterside Court area of the community. Ms. Gamble noted that many of the street lights are out in that area and that the working ones often go out when it is raining.

Management noted that Montgomery Lighting has been to check on the lights and has noted that the breaker has been tripped. It is possible that someone is tampering with the breaker.

Ms. Gamble noted that the perpetrators of the recent crimes have been caught.

2. Rose Sepulvida, 13315 Waterside Circle, noted that she had sent correspondence to Management requesting installation of a street light at the tot lot at Waterside Circle and Waterside Drive as it has become a hang-out place.

The Board requested that Management have Montgomery Lighting provide information regarding the possibility of illuminating this tot lot area in a way which would not disturb neighbors and also provide a quote for installation.

3. Dottie Harris, 13325 Waterside Drive, provide the Board and Management with a packet of information on concerns about the landscaping in the community and asphalt repairs. Ms. Harris also noted that residents are leaving their recycling containers along the curbs. Ms. Harris inquired if CVS would be doing a community inspection this spring and if a community inspection would be done. Management noted that the Board is working on landscape improvements for CVS and the sidewalks and asphalt repairs will be done on Waterside Drive, Waterside Circle, and Meander Cove Drive.

D. PLAYGROUND SPECIALISTS

Mr. Jeff Stone, Playgrounds Specialists, Inc. was present to discuss with the Board various options for replacement of three (3) tot lots in the community and he provided Board members with information on play structures and adult fitness stations. Mr. Stone suggested that the Board investigate which age group each tot lot would service. Board members agreed to visit the tot lots. The Board requested that Management use information from the pool pass applications to estimate the age demographics in CVS.

It was suggested that the Association could look into installing fitness stations around Lake Churchill with the Churchill Village Foundation.

E. MANAGEMENT REPORT

1. Architectural Guidelines

The Board will continue to review the architectural guidelines and provide any recommendations for revisions by the July Board Meeting.

2. Bulk Trash Pickup

The CVS Spring bulk trash pickup will be held on Saturday, May 5th. Management will also send the trash/recycling guidelines with the bulk trash notice as a friendly reminder.

3. Wanegarden Pool Repairs

Management provided the Board with a proposal from Community Pool Service for replacement of coping stones, tiles, and a skimmer pad; the proposal also includes rebuilding one (1) skimmer throat and replacement of perimeter caulk for a total of \$2,950.00

MOTION: (Aaron/Jim) Approve the proposal from Community Pool Service for pool repairs at the Wanegarden Pool not to exceed \$2,950.00 to come from the appropriate funds as determine by Management.

Vote: Motion Passed – Unanimous

4. Ceiling Light Replacement at the Winterspoon Pool House

Management provided the Board with a proposal from Montgomery Lighting Service, Inc. to replace nineteen (19) ceiling light fixtures at the Winterspoon Pool House in the guard's area, men's and ladies' rest rooms, and pump room with 4' surface mount LED fixtures in the amount of \$3,798.40.

MOTION: (Jim/Robert) Accept the proposal from Montgomery Lighting Service, Inc. to replace nineteen (19) ceiling light fixtures at the Winterspoon Pool House in the guard's area, men's and ladies' rest rooms, and pump room with LED fixtures for a total not to exceed \$3,798.40.

Vote: Motion Passed – Unanimous

5. Request for Exception for Commercial Vehicle Parking in CVS

Management received correspondence from 13254 Meander Cove Drive requesting an exception to the rule prohibiting parking by commercial vehicles in the community. The vehicle is a Ford F-150 truck with commercial lettering. The Board noted that magnets could be used to cover up the commercial signage on the truck while parked in the community.

The Board requested that Management send a letter to the homeowner that as long as there is no visible commercial signage on the truck then it is not considered a commercial vehicle.

F. NEW BUSINESS

1. Sand Removal

Management provided the Board with a proposal from Betson Lawns, Etc. to clean up and remove the sand/debris from the Wanegarden Community Center parking lot in the amount of \$370.00

The Board requested that Management provide a proposal for sand removal for the whole community.

2. House Fire on Laurel Hill Way

Management received correspondence from a homeowner regarding a recent house fire on Laurel Hill Way related to the unsafe Federal Pacific circuit breaker panel in the house. Management requested an assessment by Legal Counsel on whether the CVS Homeowners Association has any responsibility or authority over individual home breaker panels. Legal Counsel stated that the HOA has no responsibility or authority over individual home breaker panels and has no authority to work out bulk rate with an electrician for panel or breaker replacement. Legal Counsel recommended that a memo be sent to homeowners on Larkspur Court and Laurel Hill Way advising them of the issue and provide them the source of information regarding the breakers.

The Board authorized Management to send the letter regarding this information to homeowners.

3. Proposal for Watering Services

Management provided the Board with a proposal from Ruppert Landscape for the 2018 watering of flowers/landscape enhancements at \$65.00 per hour.

MOTION: (Aaron/Jim) Approve the proposal from Ruppert Landscape for watering of flowers/landscape enhancements at \$65.00 per hour, not to exceed ten (10) hours without further approval by the CVS Board of Directors.

Vote: Motion Passed – Unanimous

4. CVS Swim Team Funding Request

Management provided the Board with a Memorandum from the CVS Sundevils Parent Coordinator for funding coaching salaries in the amount of \$5,000.00 for the 2018 swim season.

MOTION: (Aaron/Robert) Grant the Sundevil Swim Team \$5,000.00 for the 2018 swim season for coaching salaries.

Vote: Motion Passed – Unanimous

5. PA Equipment

Board Member Aaron Skolnik requested the Association provide funds to purchase two (2) Behringer speakers and speaker stands for use by the swim team and the community in an amount not to exceed \$500.00 as the current PA system has failed.

MOTION: (Robert/Jim) Approve the purchase of two (2) Behringer 300-watt eight (8) inch speakers and two aluminum speaker stands not to exceed \$500.00.

Vote: Motion Passed – Unanimous

G. ADJOURNMENT OF BOARD MEETING TO CLOSED MEETING

MOTION: (Jim/Patricia) Adjourn the Board of Directors Meeting into Closed Meeting at 8:49 p.m.

Vote: Motion Passed – Unanimous

H. RESULTS OF THE CLOSED MEETING

The Board took action on the writing off of bad debt for delinquent accounts and a request for a waiver of a return check fee.

I. ADJOURNMENT OF THE CLOSED MEETING

MOTION: (Jim/Patricia) Adjourn the Closed Meeting at 8:59 p.m.

Vote: Motion Passed - Unanimous