

Approved on March 13, 2019

Churchill Village South Homeowners Association
Board of Directors Meeting
February 13, 2019

The Board of Directors of Churchill Village Homeowners Association held a Board of Directors Meeting at the CVS Community Center on Wednesday, February 13, 2019 at 7:30 p.m.

Board Members Present:

Jim Ganz, President
Steve Buc, Vice President
Aaron Skolnik, Treasurer
Patricia Jones-Butler, Director
Tim Short, Director (Arr. at 8: 29 p.m.)

Also Present:

Randy McClement, Community Manager
Ruth Ann Allen, Recording Secretary

Board Member Absent:

Kathie Matthews, Secretary

A. HEARING

A Hearing was scheduled for 6:45 p.m. for architectural violations.

B. CALL TO ORDER

The Board of Directors Meeting was called to order by Jim Ganz at 7:21 p.m.

C. MINUTES

1. January 9, 2019 Board of Directors Meeting Minutes

MOTION: (Jim/Aaron) Accept the Board of Directors Meeting Minutes of January 9, 2019 as submitted.

Vote: Motion Passed – Unanimous

D. MANGEMENT REPORT

1. Concrete Repairs

Management provided the Board with three (3) proposals for concrete work near 19919 Wyman Way for repair of sinking sidewalk and steps. Management also provided a proposal from Finley Asphalt and Concrete for repair of the sinking sidewalk and shifting asphalt near 19760 Teakwood Circle. Finley Asphalt offered a \$4,000.00 credit for the repair at Teakwood Circle if awarded the Wyman Way concrete work as well.

MOTION: (Jim/Patricia) Approve the proposal from Finley Asphalt and Concrete for concrete repairs at a cost of \$4,996.00 near 19919 Wyman Way and the repairs for concrete and asphalt near 19760 Teakwood Circle for a cost of \$11,351.00 minus the \$4,000.00 credit; for a total cost for both projects of \$12,347.00, to come from Reserves.

Vote: Motion Passed – Unanimous

Management reminded the Board that the Phase 2 of the asphalt replacement is scheduled for the end of 2019.

2. Wanegarden Pool Roof Replacement

Management noted that the Wanegarden Community Center/Pool Roof was on the Reserve Schedule for replacement and that this is the original roof to the Community Center. Management had the roof inspected. Management provided the Board with two (2) proposals for replacement of the Wanegarden Community Center/Pool House roof. It was suggested that the Board approve Option #2 from S&K Roofing for CertainTeed Landmark 40-year Designer fiberglass shingles in the amount of \$25,220.00 as this amount is below the estimated replacement cost.

MOTION: (Jim/Aaron) Accept the proposal from S&K Roofing for Option 2 at a cost of \$25,220.00 plus incidentals not to exceed \$26,000.00. Any costs over \$26,000.00 would require additional Board approval.

Ms. Butler inquired why the Board would not consider Option 3 for the CertainTeed Landmark Pro 50-year Designer Fiberglass shingles for \$26,436.00 which is only \$1,716.00 more than Option #2 and only \$86.00 over the estimated replacement cost of \$26,350.00 in the reserve study.

Amend: (Jim/Aaron) Approve Option #3 at a cost of \$26,436.00 plus incidentals not to exceed \$27,000.00, with any additional costs needing Board approval.

Vote: Motion Passed – Unanimous

3. Winterspoon Pool Roof Repair

Management also asked S&K Roofing to inspect the Winterspoon Pool Roof. The roof is in good condition except for minor repair of installation of four (4) collar repair kits, and re-secure and seal all ridge vents and box vents as necessary for \$345.00.

MOTION: (Jim/Aaron) Accept the proposal from S&K Roofing for pipe collar repairs and miscellaneous repairs for the Winterspoon Clubhouse roof not to exceed \$345.00.

Vote: Motion Passed – Unanimous

4. Pool House Power Washing

Management noted that the exteriors of both pool houses are turning green from algae growth due to all the rain this past year. Management provided the Board with four (4) proposals for power washing of the buildings and needed areas on the pool decks. It was noted that three (3) of the proposals included power washing of the entire pool decks which were much more expensive. T&C Painting provided a proposal of \$1,971.00 to power wash both buildings and only the areas needed on the pool decks.

MOTION: (Aaron/Steve) Accept the proposal from T&C Painting in the amount of \$1,971.00 for power washing of the Winterspoon and Wanegarden Pool houses with selected areas of the pool decks.

Vote: Motion Passed – Unanimous

5. Winterspoon Pool Furniture

The Board had discussed replacing the pool furniture at the Winterspoon Pool with a different strap color to prevent furniture from being moved between the Wanegarden and Winterspoon Pools. Management provided the Board with two (2) proposals for new pool

furniture at the Winterspoon Pool: Criterion in the amount of \$18,029.20 and Leisure Creations in the amount of \$16,171.00.

Management also noted that there is enough good furniture at the Winterspoon Pool to replace the broken furniture at the Wanegarden Pool.

MOTION: (Aaron/Jim) Award the replacement of the Winterspoon Pool Furniture to Leisure Creations not to exceed \$16,171.00 to come from Reserves.

Vote: Motion Passed – Unanimous

The Board requested that Management provide color samples for the straps, so the Board can choose the color via email before the March meeting.

The Board also requested that Management ask Criterion if the pool straps from the broken pool furniture can be reused for replacement of straps on other furniture.

6. 13512 Walnutwood Lane

Management received correspondence from 13512 Walnutwood Lane regarding storm water rushing past the rear of the house. Management had John's Labor Group inspect this area and provide recommendations. It was noted that the two (2) downspouts to the rear of the house were buried and suggested that the homeowner locate the ends of these pipes. Management has yet to check if these downspout daylighters were found and if determine whether are open and flowing.

The homeowner also installed landscape beds in the back of the house that hold back water between the house and the back of the property line.

It was noted that there is a swale located to the back of the house. Sediment has filled in the swale, possibly slowing some of the flow of water. Management noted that redefining the swale will possibly direct more water faster to neighboring houses and causing additional concerns. John' Labor Group provided a proposal to redefine the swale in the amount of \$1,694.00.

Steve Buc requested that Management look for the original drainage contour map. The Board agreed to table any action on this matter until more information is received from the homeowner and through the drainage map. The Board requested that Management notify the homeowner that the Board is investigating this situation further.

7. Swim Team Liability Renewal Application

Management provided the Board with the renewal application for the 2019-2020 Swim Team Liability Insurance in the amount of \$609.19.

MOTION: (Jim/Aaron) Accept the insurance contract for the CVS Swim Team Liability Renewal Contract not to exceed \$609.19.

Vote: Unanimous

8. Tot Lot Replacement

Jim Ganz noted that the Board should plan to decide whether to replace the tot lots on Wild Cherry lane, Teakwood Lane, and Lake Park Court at the March Board Meeting

E. NEW BUSINESS

1. Pool House Floor Mats

Management provided the Board with a proposal from RSV Pools for replacement of the mats in the men's and women's locker rooms. Management noted that the mats are becoming difficult to clean.

The Board requested that Management provide additional proposals for replacing the mats.

2. Pool Pass Application Packet

Management provided the Board with the Pool Pass Application Packet for their review before the March Board Meeting.

3. Pool Electronic Passes

Management noted that Jeff Luther, Vice President and Chief Technology Office of Vanguard Management, will attend the March Board Meeting to discuss the topic of Electronic Pool Pass Systems for the Board's consideration.

4. CVS Community Center

Management noted that the rules and rates for renting of the Community Center have not been updated in a long time and will provide this information for the Board's review at the March Board Meeting. Management also noted that the Community Center Administrator has not received an increase in pay in many years.

5. Land Parcel

Management noted that a small parcel of land on the corner of Winterspoon Lane and Wisteria drive by the pool is not owned by CVS. This parcel of land was not transferred from the developer to CVS. This parcel is currently owed by CHI who pays taxes on this parcel of \$27.00 a year. The area is zoned recreational. Management suggested referring this matter to Legal Counsel for opinion and have the County review all documents pertaining to this parcel.

F. ADJOURNMENT OF BOARD MEETING INTO CLOSED MEETING

MOTION: (Jim/Aaron) Adjourn the Board of Directors Meeting into Closed Meeting at 8:05 p.m.

Vote: Motion Passed – Unanimous

G. RESULTS OF THE CLOSED MEETING

The Board discussed the update information from Legal Counsel on installation of a ramp and reviewed the delinquent accounts.

H. ADJOURNMENT OF CLOSED MEETING BACK INTO THE BOARD MEETING

MOTION: (Jim/Tim) Adjourn the Closed Meeting and re-open the Board of Directors Meeting at 8:29 p.m.

Vote: Motion Passed – Unanimous

I. CALL TO ORDER

The Board of Directors Meeting was re-opened by Jim Ganz at 8:29 p.m.

J. ARCHITECTURAL APPLICATION

1. 20118 Timber Oak Lane

An Application for Exterior Modification was received from 20118 Timber Oak Lane for replacement of the deck with Azek Decking in gray and dark gray, with black railings and balusters. The application was approved by Willow Cove Townhouse Condominium.

MOTION: (Jim/Patricia) Approve the Application for Exterior Modification for replacement of deck for 20118 Timber Oak Lane as submitted.

Vote: Motion Passed

K. ADJOURNMENT

MOTION: (Kim/Patricia) Adjourn the Board of Directors Meeting at 8:35 p.m.

Vote: Motion Passed - Unanimous