

Approved on September 11, 2019

Churchill Village South Homeowners Association
Board of Directors Meeting
July 17, 2019

The Board of Directors of Churchill Village Homeowners Association held a Board of Directors Meeting at the CVS Community Center on Wednesday, July 17, 2019 at 7:30 p.m.

Board Members Present:

Jim Ganz, President
Kathie Matthews, Secretary
Aaron Skolnik, Treasurer
Patricia Jones-Butler, Director

Also Present:

Randy McClement, Community Manager
Ruth Ann Allen, Recording Secretary

Board Member Absent:

Tim Short, Director

Homeowners Present:

Joel Perloth, 19918 Wyman Way

A. CALL TO ORDER

The Board of Directors Meeting was called to order by Jim Ganz at 7:33 p.m.

B. MINUTES

1. June 12, 2019 Board of Directors Meeting Minutes and Closed Meeting Minutes

MOTION: (Jim/Aaron) Accept the Board of Directors Meeting Minutes and Closed Meeting Minutes of June 12, 2019.

Vote: Motion Passed – Unanimous

C. SWIM TEAM

Joel Perloth, Treasurer for the Swim Team, provided Management with receipts for purchases for the Swim Team. Mr. Perloth will provide the rest of this swim team season's receipts once they are received.

Mr. Perloth also inquired about the paychecks for the swim team coaches as they have not received any payments from RSV Pools. Management will follow through with RSV Pools to make sure the coaches are paid as soon as possible.

D. MANAGEMENT REPORT

1. Dead Tree Removal – 20145 Waterside Drive

Management reported that there is a dead Pine Tree at 20145 Waterside Drive; this tree was clearly alive just a few weeks ago. The tree sits on the hill next to the common sidewalk/steps to the parking lot/drive lane of Waterside Drive, and if it fell would most likely land across Waterside Drive.

Management provided the Board with a proposal from D&A Dunlevy for removal of the tree leaving the stump in the amount of \$500.00.

MOTION: (Jim/Patricia) Accept the proposal from D&A Dunlevy for removal of the dead tree at 20145 Waterside Drive at a cost not to exceed \$500.00.

Vote: Motion Passed – Unanimous

Management noted that something is going on with the Pine Trees as they are dying quickly; within 3-4 days and it is happening all over CVS. Management is attempting to stay on top of this situation with those trees that are a safety concern.

2. Leaning Tree Removal – 20145 Waterside Drive

Management reported that there is a tree leaning toward the sidewalk by 20145 Waterside Drive. The tree is still alive but could pose a safety concern. Management provided the Board with a proposal from D&A Dunlevy to remove the tree and leave the stump at a cost of \$375.00.

MOTION: (Jim/Patricia) Accept the proposal from D&A Dunlevy for removal of the leaning tree at 20145 Waterside Drive, not to exceed \$375.00.

Vote: Motion Passed – Unanimous

3. Tree/Landscape Issues

Jim Ganz noted that at some point the Board will need to look at replanting trees in CVS. There are also many areas of erosion due to the loss of trees and bare turf areas which need to be addressed.

Kathie Matthews noted that the turf on the Lake Park Drive hill to the lake is being cut too short, and there is a Maple tree with its roots exposed.

4. Meadows Bridge Update

Management reported that Charles P. Johnson & Associates (CPJ), Civil and Environmental Engineers, inspected the Meadows Bridge and agreed with BECS that the bridge needs to be removed. CPJ stated that a new bridge should be higher with the footers further away from the stream. The quoted amount for this work is \$50,000.00 to \$100,000.00; this cost includes the necessary County permits.

Management stated that Jim Ganz and Management had a conference call with the Churchill Community Foundation, and they are amenable to help with this project to ensure it gets completed quickly.

Management noted that foot traffic around the bridge is making a new path up the hill from the bridge. It was suggested that this temporary path be filled with mulch.

Management stated that there is no evidence of a bridge originally in the plans of the community. The plans show a path further up the hill similar to where the foot traffic is now going. Finley Asphalt & Concrete stated that to create a new path that should be ADA compliant would cost \$30,000.00 to \$50,000.00.

Management stated that the bridge needs to be removed and provided the Board with a proposal from RIVCO to remove the bridge, clean up, take debris to County dump, and install a barrier at each end where the bridge was removed in the amount of \$3,400.00.

MOTION: (Jim/Aaron) Accept the proposal from RIVCO for the Meadows Bridge removal at a cost not to exceed \$3,400.00.

Vote: Motion Passed – Unanimous

5. Extra Large Swim Reel

The Swim Team requested that RSV Pools provide a proposal for an extra-long lane reel. Management provided the Board with a proposal from RSV Pools for the extra-long lane reel in the amount of \$3,850.00.

Mr. Ganz noted that he had looked at the cost of the reels online and found them to be significantly less expensive. Management requested that Mr. Ganz provide the specifications for the lane ropes and he will look into other options for purchasing the reel.

6. Leak Detection – Winterspoon Baby Pool

Management reported that the pressure test that was done on the Winterspoon Baby pool determined there is a leak. RSV Pools provided a proposal to perform a listening test of the plumbing network under the baby pool and under the deck area. The cost of the proposal is for a two (2) hour minimum for \$650.00 and a 5-hour maximum of \$1,200.00.

MOTION: (Jim/Patricia) Accept the proposal from RSV Pools for the leak detection at the Winterspoon Baby Pool at a cost not to exceed \$1,200.00.

Vote: Motion Passed – Unanimous

7. Tree Pruning and Removal

Management provided the Board with two (2) proposals from Ruppert Landscape:

a. Dead Tree Removal

Ruppert Landscape provided a proposal for removal of three (3) Pine Trees near the Wanegarden tennis court and path at a cost of \$400.00 for each tree.

MOTION: (Jim/Aaron) Accept the proposal from Ruppert Landscape to remove the three (3) dead Pine trees at the Wanegarden tennis court and path at a cost not to exceed \$1,200.00.

Vote: Motion Passed – Unanimous

b. Redesign of the Hill by the Wanegarden Parking Lot and Pool

Management noted that Ruppert Landscape submitted a proposal for redesign of the hill by the Wanegarden Parking Lot and Pool. Classic Landscaping (which is now Ruppert Landscape) previously submitted a proposal in February 2018 for the hillside and also the landscape beds in front of the Wanegarden Pool House. The Board approved only approved the part of the proposal for the beds in front of the pool house.

The proposal submitted by Ruppert Landscape for the hillside redesign has a cost of \$13,646.00. The Board requested that Management provide competitive bids for this work and have the area by the entrance to the locker room trimmed and taken out to make the area more aesthetically pleasing.

8. Pool Party Budget Request

Management reported that volunteers have offered to continue hosting the pool parties for 2019. Management provided the Board with the 2018 estimate for pool parties organized by Jackie Riley for 2018 in the amount of \$5,100.00.

MOTION: (Jim/Aaron) Approve the 2019 pool party budget at the 2018 pool party amount of \$5,100.00.

Vote: Motion Passed – Unanimous

9. 20008 Wanegarden Court

Management reported that the homeowner of 20008 Wanegarden Court has removed the rock wall and they are now in compliance.

10. Waiver of Fees

Management provided the Board with a Memorandum from Sally French, Vanguard Management, regarding the waiver of the interest late charges. Ms. French suggested that the Board authorize Management to waive interest late charge only when the balance is comprised of only those charges. This authorization to waive interest throughout the year would result in a somewhat cleaner delinquency report throughout the year.

MOTION: (Aaron/Patricia) Authorize Management in cases where the balances are paid in full, to waive the interest late charges.

Vote: Motion Passed – Unanimous

11. Correspondence

Management provided the Board with emails received from homeowners on various issues. Management has responded to each of the concerns by the homeowners. Management noted that in response to the email regarding trash pickup that the trash company experienced two broken trucks which delayed trash pickup, but the trash was eventually picked up in the early evening.

E. NEW BUSINESS

1. Diving Well Closure

Jim Ganz noted that the lifeguards are closing the diving well during swim practices and this is not part of the pool policy. The diving well should remain open during swim team practices. Management will make a note of this for next year.

2. Electronic Pool Passes

Aaron Skolnik reminded Management to provide the information on electronic pool passes at the beginning of 2020 for the next pool season.

3. August Board Meeting

The August Board of Directors Meeting will be held at Vanguard Management for budget preparation for 2020.

F. ADJOURNMENT

MOTION: (Jim/Kathie) Adjourn the Board of Directors Meeting at 8:25 p.m.

Vote: Motion Passed - Unanimous