

**Churchill Village South Homeowners Association**  
**Board of Directors Meeting**  
**October 9, 2019**

The Board of Directors of Churchill Village Homeowners Association held a Board of Directors Meeting at the CVS Community Center on Wednesday, October 9, 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

**A. HEARINGS**

The Board of Directors scheduled Hearings for 6:45 p.m. The Board took action on results of the Hearings.

**B. CLOSED MEETING**

The Board of Directors held the Closed Meeting at 7:08 p.m. before the Board of Directors Meeting.

**C. RESULTS OF THE CLOSED MEETING**

The Board took action on scheduling a Hearing and discussed communication with Legal Counsel.

**D. BOARD OF DIRECTORS MEETING – CALL TO ORDER**

The Board of Directors Meeting was called to order by Jim Ganz at 7:30 p.m.

**E. MINUTES**

1. September 11, 2019 Board of Directors Meeting Minutes

**MOTION:** (Jim/Aaron) Accept the Board of Directors Meeting Minutes of September 11, 2019 as amended and the Closed Meeting Minutes as submitted.

**Vote:** Motion Passed – Unanimous

**F. MANAGEMENT REPORT**

1. 2020 Draft Budget Approval

Management reported that the 2020 draft budget was mailed to all homeowners. Management received a couple of comments in regard to the budget.

**MOTION:** (Aaron/Jim) Accept the proposed 2020 budget with a \$2.00 increase of the monthly assessment to \$106.00.

**Vote:** Motion Passed – Unanimous

2. RSV Pool Addendum

Management provided the board with addendums for the 2020 and 2021 Pool Management Contract from RSV Pools which states that RSV Pools is not involved with the hiring, firing, scheduling, or any other processes besides processing payments for swim team coaches.

**MOTION:** (Jim/Aaron) Accept the RSV Pool addendums for 2020 and 2021 to the Pool Management Contract for payment of swim team coaches.

**Vote:** Motion Passed – Unanimous

3. Extra Large Lane Reel for Wanegarden Pool

Management received a request from the Swim Team requesting the Board purchase a new lane line reel for the Wanegarden Pool. Management provided the Board with pricing for purchasing of the lane reel from several vendors.

**MOTION:** (Jim/Kathie) Move forward with purchase of the lane line reel, large capacity, from PoolWeb & Spa Supplies, not to exceed \$2,400.00.

**Vote:** Motion passed – Unanimous

4. Meadows Bridge Update

The Board asked Management to request an update for the November Board Meeting from the Churchill Community Foundation on the status of replacement of the Meadows Bridge.

5. Deferred Assessment Resolution

Management provided the Board with a recommendation from the Association's auditor, Goldklang Group CPAs, P.C., to pass a Deferred Assessment Resolution to strengthen the Association's income tax filing position.

**MOTION:** (Aaron/Patricia) The Association elects to apply all or part of the excess assessment income to the following year's assessments and that such final amount shall be at the Board's discretion.

**Vote:** Motion Passed – Unanimous

6. November Bulk Trash Pickup

Management provided the Board with a draft notice for the November 2019 Bulk Trash Pickup to be mailed to all homeowners.

**MOTION:** (Aaron/Kathie) Mail the announcement to homeowners of the Bulk Trash Pickup on November 2, 2019.

**Vote:** Motion Passed – Unanimous

7. Trash Removal Contractor

Management suggested that the Board send an RFP for trash removal contractors. The Board agreed and requested that Management look into combining trash removal services with a neighboring community.

8. 2019 Annual Meeting

The first attempt of the 2019 Annual Meeting will be held on Monday, October 14<sup>th</sup> at 5:00 p.m.

9. Commercial Vehicle Complaint

Management received correspondence from a resident regarding parking of commercial vehicles in CVS property. Management noted that the Board may want to revisit the commercial vehicle parking policy.

10. Website Proposal

Management provided the Board with information on website services provided by Vanguard Management for their review. The Board deferred any discussion on this matter until the November Board Meeting.

11. Architectural Rules and Regulations

Jim Ganz noted that as the Architectural rules have been reviewed for Willow Cove Townhouse Condominium. Mr. Ganz plans to provide the Board with revised rules for CVS at the November Board Meeting.

12. Tot Lots

Jim Ganz requested that Board members review the information for tot lot equipment provided by Playground Specialists and make recommendations at the November Board Meeting.

13. CD Renewal

Management provided the Board recommendations for CD renewal.

- a. Let the \$75,000.00 that rolled into the Morgan Stanley Reserve Money Market stay in that account. This will allow for cash availability for any projects that can be done in early spring of 2020.

- b. Re-invest the CD maturing on October 20, 2019 of \$100,000.00 into a 24-month CD.

**MOTION:** (Aaron/Jim) Leave the \$75,000.00 from the CD that matured on September 30, 2019 in the Morgan Stanley Reserve Money Market account and reinvest the \$100,000.00 CD to mature on October 30, 2019 into a 24-month CD.

**Vote:** Motion Passed – Unanimous

**G. HOMEOWNER OPEN FORUM**

1. Kathie Matthews noted that a car is parking on the lawn at 20122 Wynnfield Drive. Management reported that a violation letter has already been sent to this address.

**H. ADJOURNMENT**

**MOTION:** (Aaron/Jim) Adjourn the Board of Directors Meeting at 8:04 p.m.

**Vote:** Motion Passed - Unanimous