

**Churchill Village-South Homeowners Association
Board of Directors Meeting
July 10, 2007**

The Board of Directors of Churchill Village-South Homeowners Association held a Board Meeting at the Community Center on Wednesday, July 10, 2007.

Board Members Present:

Frank Grimm, Treasurer
Richard Hor, Secretary
Dean Farley, Director
Robert Fuss, Director

Also Present:

Annie Geralis, Community Manager
Joel Perlroth, ARC
Ruth Ann Allen, Recording Secretary

Board Members Absent:

Steve Buc, President
Mike Trentadue, Vice President

Homeowners Present:

Mark and Lynn Wulff, 13500 Walnutwood Lane

A. CALL TO ORDER

The July 2007 Board of Directors Meeting of Churchill Village-South Homeowners Association was called to order by Frank Grimm at 7:36 p.m.

B. MINUTES

The Board requested the following change to the June 13, 2007 Board of Directors Minutes: Delete from the minutes the sentence in Section D, Item 1, that states "The ARC Committee will disapprove the fence."

MOTION: (Dean/Richard) Approve the June 13, 2007 Board Meeting Minutes as amended. The motion passed unanimously.

MOTION: (Dean/Richard) Approve the June 13, 2007 Board Meeting Minutes With Contractors. The motion passed unanimously.

C. HOMEOWNERS FORUM

Mark and Lynn Wulff, 13500 Walnutwood Lane, mentioned to the Board that it is very hot at the Winterspoon Pool. There is only one small space of shade and there are not enough umbrellas. Management stated that umbrellas were ordered and they should be in this week. The Board will also consider buying a free standing awning for the Winterspoon Pool for use next year.

The Wulffs also questioned the no smoking rule on the pool deck. They asked the Board to reconsider changing this rule. The Board will reconsider the no smoking rule over the winter for the next pool season. They suggested putting an article in the CVS

Crier to let the community have a chance to comment on this issue. The Board also suggested the homeowners remind Annie in the spring that the Board needs to revisit this issue.

The Wulffs also mentioned a house on Walnutwood Lane where the window has been removed and an air conditioner installed. There is also junk in the front yard. Management has visited this house and a letter will be sent to the homeowner stating that these items need to be fixed.

C. REPORTS OF OFFICERS AND DIRECTORS

1. Frank mentioned that there is a house on Wynnfield Drive that has a bathtub in the back along with pipes, etc. Management will take a look at this situation.

2. Richard Hor mentioned that the doggie bag stations have not been cleaned out. He also suggested that the remaining doggie bag station could be put along the lake path near Timber Oak. Management will follow up on these matters.

3. Robert Fuss mentioned his concern over the lady who broke her leg on the lake path. Management mentioned that the slope goes steeply toward the lake. Most of the lake path belongs to CVS, but some of it belongs to the Churchill Community Foundation (CCF). CVS has an easement agreement with the CCF that requires notification before repair. Management has notified the CVS insurance company about this incident. Management will check into the boundary lines along the lake path in that area.

D. MANAGEMENT REPORT

1. ARC Committee

Joel Perlroth brought to the Board an ARC application from a homeowner requesting a hot tub on the side of the house. The area on the side of the house is secluded and doesn't seem to be a problem. The Board agreed that it was an acceptable place to put a hot tub, as long as the homeowner maintained the trees and bushes around the area to block the view. Management will include a letter with the ARC approval stating this condition.

2. Community Center

Management mentioned that a new Community Center Administrator contract was written and sent to Ms. Gross to include the changes in emergency procedures for rentals. Management has not received the new signed contract from Ms. Gross. Management will also send a letter to Ms. Gross asking her to come to the August Board Meeting.

The Board wants to know who was billed by the Community Center Administrator for removing the balloons that were in the fans.

The Board also discussed raising the fees for renting the Community Center. The Community Center is being rented most weekends, and the carpet and room need to be cleaned about once a month. Annie will check how much this extra cleaning costs, so the

Board can consider this information when deciding on the increase of rental fees.

The kitchen renovation in the Community Center was put on hold due to other money issues that came up in CVS. The Board recommended that Community Center rentals be suspended during January and February so that the work on the kitchen can be done.

Chairs have not been ordered for the Community Center. Management will look into the number of chairs needed, and recheck the tables.

3. Security Cameras

Management has received a new quote from eView Technologies for the security cameras to both pools. This includes upgrading the servers and using two (2) fewer cameras. The new quote was \$2000 less.

4. CVS Security Camera Policy

Robert Fuss presented a draft CVS Security Camera Policy Statement for the Board's consideration. This policy states that the CVS Community has installed security cameras on the property to protect CVS property and assets, and to enhance community safety and security.

MOTION: (Dean/Richard) Adopt the CVS Security Camera Policy. The motion passed unanimously.

5. Grounds Maintenance/Landscaping

Management conducted a property inspection with Mark Ryba of D&A Dunlevy regarding removal of dead trees and stumps located throughout CVS. Dunlevy provided Management with a proposal for this work.

MOTION: (Dean/Richard) Authorize Dunlevy to complete the work outlined in the proposal for \$10,090.00.

Amend: Accept the motion, but remove the first two (2) trees as they are on Villas property.

Amend: Have Management remove any other work connected with the Villas from the contract. The motion passed unanimously.

E. CORRESPONDENCE

1. 13409 Walnutwood Lane

The homeowner was asked to attend the July Board Meeting to discuss the appeal for the disapproval of the fence in their back yard. Management had not received a reply from the homeowner confirming that they would not be able to attend the meeting.

MOTION: (Dean/Frank) Board has denied the appeal for 13409 Walnutwood Lane. The motion passed unanimously.

Management will send a letter to the homeowner stating that the fence must come down within 30 days from the date of the letter. The homeowner has the right to appeal to the CCOC.

2. 13305 Wedgeport Lane

Correspondence was received from 13305 Wedgeport Lane requesting a waiver of late fees and all collection fees. Frank Grimm mentioned that the hard costs are not excused. The homeowner states that \$70.00 will be paid per month toward the monthly fees instead of the required \$82.00 monthly fees.

Frank requested that Management send a letter to the homeowner requesting they show up to the next Board meeting to explain the situation.

MOTION: (Dean/Richard) Write a letter stating the monthly dues are \$82.00 a month, and the Board is prepared to consider a payment plan in which the homeowner agrees to pay the \$82.00 plus a monthly contribution to what is currently owed, and the homeowner may attend the next monthly Board meeting for discussion of this issue. The motion passed unanimously.

E. NEW BUSINESS

1. Speed Humps at Villas

The Villas' Board requested that Management ask the CVS Board about putting in a couple of speed humps into their community. The Villas Board is concerned with the safety of children and other residents with speeding in the community.

The CVS Board is willing to look into this issue. The Board requested that Management ask the Villas' Board if they are willing to contribute financially to the cost of putting in the speed humps.

Management will get some quotes for this work.

2. Budget Meeting in August

A meeting to go over the CVS draft budget for the next year will be held in early August before the August Board meeting. Steve and Frank will meet with Management, and any other Board members are welcome to come. Annie will email suggested dates and times for the meeting to the Board.

3. Security Cameras

Robert Fuss wanted to make sure that the Board will be able to discuss with eView Technologies about the placement of the cameras at the pools. Management will ask eView Technologies for a diagram of the placement of the cameras.

4. Pool Expenditures

Management will check with RSV Pools for any expenditures they see for the next year for the pools.

Adjourn to Executive Session for Personnel Pay Raise Request at 8:55 p.m.

The Board meeting resumed at 9:05 p.m.

5. Pay Raise for Recording Secretary

The requested pay raise for the Recording Secretary was approved by the Board.

F. OLD BUSINESS

1. 22 Walnutwood Court

Management has not heard back from the County.

2. Men's room repair in Community Center

Management stated that Wayco should be coming to do the repairs in the men's room.

G. ADJOURNMENT

MOTION: (Rich/Dean) Adjourn the Board of Directors Meeting at 9:10 p.m.