

Approved on September 8, 2021

Churchill Village South Homeowners Association
Board of Directors Meeting
June 9, 2021

The Board of Directors of Churchill Village Homeowners Association held a virtual Board of Directors Meeting on Wednesday, June 9, 2021 at 7:00 p.m.

Board Members Present:

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

Also Present:

Alan Van Grack, Community Manager
Ruth Ann Allen, Recording Secretary

Board Member Absent:

Michael Reed, Director

Call-Ins:

Two (2) homeowners called into the Board Meeting

A. CALL TO ORDER

The Board of Directors Meeting was called to order by Jim Ganz at 7:03 p.m.

B. MINUTES

1. May 12, 2021 Board of Directors Meeting and Closed Meeting Minutes

MOTION: (Jim Ganz/Aaron Skolnik) Accept the May 12, 2021 Board of Directors Meeting Minutes and Closed Meeting Minutes as presented.

Vote: Motion Passed – Unanimous

C. HOMEOWNER OPEN FORUM

There were no homeowner comments.

D. BOARD ACTION ITEMS

1. 2012 Pool Season – Re: Covid 19

Management received a request from the lifeguards for more pool furniture. The current limit of pool furniture is forty (40) The Board agreed to add forty (40) more pieces of furniture to each pool and have the lifeguards clean the furniture as able.

The Board deferred any changes to opening of the baby pool, mask coverings, bringing guests, and the entrance/exit until further into the summer.

2. Clubhouse Re-Opening Discussion

Management noted that the Clubhouse Administrator is receiving inquiries from residents wanting to rent the clubhouse.

The Board requested that Management check with Legal Counsel on who is liable for rental activities in the clubhouse. The Board tabled any action on this item until the response from Legal Counsel.

3. Asphalt Path Repairs

Management reported that the final phase of the path work in CVS is scheduled for 2021. Management noted that the map of the paths to be done incorrectly included the path around MLK Middle School. Management will forward the correct map and proposal to the Board when received from O’Leary Asphalt.

4. Tree Work

Management provided the Board with a proposal from S&P Tree Care for Tree work in the community:

Address	Work	Cost
Behind 20100 Timber Oak Lane	Remove dead Ash tree and cut stump flush to grade	\$950.00
Behind 200100 Timber Oak Lane	Remove 2 declining Ash trees and cut stumps flush to grade	\$1,900.00
Behind 13809 Wisteria Drive	Dead wood trees and remove scrub bushes and invasive trees	\$1,200.00
20109 Waterside Drive	Cut root by shed	\$175.00
Front of 2005 Wyman Way	Raise lower canopy and remove deadwood for Maple tree	\$650.00
	Total Cost	\$4,075.00

MOTION: (Jim Ganz/Kathie Matthews) Accept the proposal from S&P Tree Care for tree and shrub work at a cost not to exceed \$4,075.00.

Vote: Motion Passed – Unanimous

5. Winterspoon Pool Backflow

Management reported that the Winterspoon Pool failed the backflow test, and the backflow will need to be replaced in the amount of \$1,200.00.

MOTION: (Aaron Skolnik/Kathie Matthews) Accept the proposal from Gaithersburg Plumbing to replace the Winterspoon Pool backflow at a cost not to exceed \$1,200.00.

Vote: Motion Passed – Unanimous

6. CVS Website

The website is under construction and is ready for Board review.

The portal will be available for Board members on June 11th and available for homeowners on June 18th.

7. Towing Reimbursement Request

Management received a request from 13204 Meander Cove Drive for reimbursement of the \$240.00 for his vehicle being impounded. The vehicle was impounded as it had a flat tire and had not moved in over a year.

MOTION: (Aaron Skolnik/Kathie Matthews) Deny the request for towing reimbursement from 13204 Meander Cove Drive.

Vote: Motion Passed – Unanimous

E. OLD BUSINESS

1. Landscaping

Board members stated that they are not pleased with the landscaping services from Ruppert Landscape. The area at 20022 Lake Park Drive was not seeded and the area is now full of weeds, the entrance gardens have not been taken care of, and they are putting landscape debris into the wooded areas. It was also noted that they are cutting grass that is not on CVS property.

The Board requested that Management have Ruppert Landscape attend the next Board Meeting and also send out RFPs for other landscape contractors.

F. NEW BUSINESS

1. Swim Team Funding Request for Coaches' Salaries

As the swim team is now able to have a swim season, Jim Ganz requested that the Board approve the funding for the coaches' salaries for the swim team in the amount of \$5,000.00. This amount was included in the 2021 budget.

MOTION: (Jim Ganz/Kathie Matthews) Approve the funding for the Sundevils Swim Team coaches' salaries in the amount of \$5,000.00 with \$3,000.00 to the head coach and \$2,000.00 for the assistant coach.

Discussion: Patricia Jones-butler inquired why the Association subsidizes the swim team and whether there are other options for raising money for the swim team. It was noted that the Association has contributed to the coaches' salaries to help defer the cost to families for swim team membership. The Concession Stand has also been a way to help fund the swim team, but it is not able to be open this year.

Other options for subsidizing the swim team are through cooperate sponsorship, fundraisers, or outside memberships. Ms. Jones-Butler asked that the Board consider ways to be more efficient in handling the budget when considering benefits that have the most effect on the most residents.

Vote: Motion Passed – Unanimous

2. 20129 Waterside Drive

Management provided the Board with a proposal from Ruppert Landscape for repair of the walkway at 20129 Waterside Drive with stone dust in the amount of \$6,055.00.

The Board suggested that a more permanent solution be considered for this walkway and requested that Management have O'Leary Asphalt submit a proposal for paving this walkway as the pathway around MKL will be removed from their proposal for path work.

3. Concrete Warranty

Patricia Jones-Butler inquired how the warranty for the concrete repairs done on homeowner property will be implemented. Management will check on this matter.

Also, homeowners should be notified on the correct product for ice melt on the concrete.

G. ADJOURNMENT OF BOARD MEETING INTO CLOSED MEETING

MOTION: (Jim Ganz/Patricia Jones-Butler) Adjourn the Board of Directors Meeting into Closed Meeting at 7:56 p.m.

Vote: Motion Passed – Unanimous

H. RESULTS OF THE CLOSED MEETING

The Board followed up with Management on issues regarding violations.

I. ADJOURNMENT OF THE CLOSED MEETING

MOTION: (Jim Ganz/Aaron Skolnik) Adjourn the Closed Meeting at 8:24 p.m.

Vote: Motion Passed - Unanimous