

Churchill Village-South Homeowners Association
Board of Directors Meeting
October 10, 2012

The Board of Directors of Churchill Village-South Homeowners Association held a Board of Directors Meeting at the Community Center on Wednesday, October 10, 2012 at 7:00 p.m.

Board Members Present:

Jim Ganz, Vice President
Robert Fuss, Treasurer
Amy Knowland, Secretary
Steve Buc, Director

Also Present:

Annie Geralis, Community Manager
Ruth Ann Allen, Recording Secretary

Board Member Absent:

Mike Trentadue, President

Homeowners Present:

Fred Brant, 20247 Laurel Hill Way
Ram Nagendran, 13236 Meander Cove Drive
Mark Wulff, 13500 Walnutwood Lane

A. ARCHITECTURAL CONTROL COMMITTEE (ACC)

1. 19727 Teakwood Circle

The homeowner of 19727 Teakwood Circle submitted an ACC Application for replacement of window. The ACC Application was approved by the Willow Cove Manor Board of Directors.

MOTION: (Amy/Steve) Accept the ACC Application from 19727 Teakwood Circle for replacement of window without any change in the appearance of the existing window (no half moon).

Vote: Motion Passed - Unanimous

2. Hearing for 13513 Walnutwood Lane

The Board requested that the homeowner of 13513 Walnutwood Lane come to a Hearing regarding no submittal of an ACC Application for the replacement siding on the house. Management has been in contact with the homeowner and requested that the homeowner submit a completed ACC Application or the homeowner will be instructed to attend the November Board Meeting.

3. Alteration to Common Area Located Behind Homes on Laurel Hill Way

Management sent correspondence on September 27th to homeowners on Laurel Hill Way regarding the completion of the ACC Alteration Application to the Common

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Area behind the homes on Laurel Hill Way. The homeowners have thirty (30) days to complete the requested information.

B. CALL TO ORDER - BOARD OF DIRECTORS MEETING

The October Board of Directors Meeting was called to order by Jim Ganz at 7:20 p.m.

C. MINUTES

1. September 10, 2012 Board of Directors Meeting Minutes

MOTION: (Steve/Amy) Accept the September 10, 2012 Board of Directors Meeting Minutes as amended.

Vote: Motion Passed - Unanimous

D. HOMEOWNER OPEN FORUM

1. Fred Brant, 20247 Laurel Hill Way, mentioned the lack of response from Management after three (3) queries concerning trees located near his home. Management stated that these tree issues were to be addressed this Fall, however, one of the trees fell before the work was completed. The fallen tree has been removed except for the stump. Mr. Brant requested written response to his queries about the trees. Management will email Mr. Brant the responses.

2. Ran Nagendran, 13236 Meander Cove Drive, had questions for the Board concerning increases in the FY2013 budget. Mr. Nanendran suggested that the notes concerning the budget match up to the draft budget proposal sent to homeowners. Upon enquiring about seeing the whole budget, the Board stated that the entire budget could be placed on the website for homeowners to view.

3. Mark Wulff, 13500 Walnutwood Lane, had questions for the Board concerning the FY2013 budget. These questions involved the reserve study, the increase in legal and insurance fees, the funds for the Lake Churchill Foundation, and the tracking of legislature that involves homeowner associations.

Mr. Wulff also mentioned that the soda machine at the pool is often not working. The Board stated that Management should be contacted when this problem is observed.

E. MANAGEMENT REPORT

1. Wild Cherry Lane and Wanegarden Drive Common Area Trees

MOTION: (Amy/Robert) Contact McFall & Berry to relocate the trees at Wild Cherry Lane and Wanegarden Drive somewhere else in the community.

Vote: Motion Passed - Unanimous

Steve Buc stated that he is willing to work with McFall and Berry on finding new locations for the trees.

2. WSSC Right of Way

Management had legal counsel review right of way agreement with WSSC. This agreement must be in place before WSSC can make repairs to the sewer system. The agreement is ready to sign. Management also received five (5) other right of way agreements for clearing out the sewers in other parts of CVS; these agreements are also ready to sign.

3. FY2013 Budget

The FY2013 draft budget was mailed to homeowners for comment. The FY2013 budget includes a \$2.00 increase in the monthly assessment rising from \$87.00 to \$89.00. **MOTION:** (Amy/Steve) Approve the FY2013 budget with the \$2.00 increase per month. **Vote:** Motion Passed - Unanimous

F. OLD BUSINESS

1. Response to Homeowner, Eric Cooper

Eric Cooper attended the September Board Meeting and mentioned several areas of concern. Management reported that the concerns mentioned by Mr. Cooper have been addressed.

Management reported that the fire lane signs have been replaced throughout the community. Management had McFall & Berry look at the areas of concern mentioned by Mr. Cooper. Steve Stickley of McFall & Berry stated that due to the shade by the canopy of the trees nothing will grow in this area. Mr. Stickley will work on a plan of action for thinning out the trees in this area in future years.

It was noted by the Board that there are other areas in the community that will need to be addressed as grass will not grow, which is creating a run-off problem.

2. Drainage Issues

Management stated that in August the homeowner of 13505 Winterspoon Lane had noted that the existing drain near the house was not working correctly. Management had John's Labor Group address the problems with the drain and it is now working fine. Management has subsequently heard from the homeowner across from 13515 Winterspoon Lane that the back of the yard becomes a river in the rain. Management stated that the drain pipe stops in the back of the yard. Management will request a proposal to fix this drain pipe.

3. WSSC Easement Agreement

Management stated that legal counsel has been working on the easement agreement for installation of a culvert pipe by WSSC. The agreement is finally ready to be signed by the Board.

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G. CLOSED MEETING

The Board moved into Closed Meeting at 8:25 p.m.

H. RESULTS OF CLOSED MEETING

Management discussed with the Board about meeting with legal counsel to discuss delinquent accounts.

I. ADJOURNMENT

MOTION: (Amy/Robert) adjourn the Board of Directors Meeting at 8:40 p.m.

Vote: Motion Passed - Unanimous