

**Churchill Village-South Homeowners Association**  
**Board of Directors Meeting**  
**February 13, 2008**

The Board of Directors of Churchill Village-South Homeowners Association held a Board Meeting at the Community Center on Wednesday, February 13, 2008.

**Board Members Present:**

Mike Trentadue, President  
Steve Buc, Vice President  
Frank Grimm, Treasurer  
Robert Fuss, Secretary  
Dean Farley, Director

**Also Present:**

Annie Geralis, Community Manager  
Ruth Ann Allen, Recording Secretary

**Board Member Absent:**

Amy Knowland, Director

**Homeowners Present:**

Roger and Karoline Anders, 2 Waterside Court  
Sezgey Dzekunov, 22 Walnutwood Court  
Jim Ganz, 20112 Timber Oak Lane (Swim Team)  
Jim and Terri Stachura, 13404 Winterspoon Lane (Swim Team)  
Jamie Garvey, 13549 Winterspoon Lane (Swim Team)

**A. CALL TO ORDER**

The February 2008 Board of Directors Meeting of Churchill Village-South was called to order by Mike Trentadue at 7:30 p.m.

**B. ACC APPLICATIONS**

1. Roger and Karoline Anders, 2 Waterside Court, were present to go over with the Board their ACC Application for renovating their backyard.

**MOTION:** (Frank/Dean) Accept the ACC Application from Roger and Karoline Anders of 2 Waterside Court for side and back yard fencing, replacement of existing retaining wall, laying of flagstone and planting of flowers, shrubs, and a small tree. The motion passed unanimously.

The Board mentioned to the Anders that in replacing the retaining wall, the flow of water should not change.

2. Sezgey Dzekunov, 22 Walnutwood Court, was present in regards to the placement of an outside oil tank on his property. The Board had sent a letter to Mr. Dzekunov requesting that he come to a Board meeting to discuss options for moving or hiding the oil tank.

Mr. Dzekunov stated that the replacement of his oil tank was an emergency and in the dead of winter. The Board asked Mr. Dzekunov where the oil tank had been placed before it was replaced. The tank had been in the laundry room of the house. It badly damaged the floor when it broke. The Board understands that this situation was an emergency, but there was no ACC Application for placement of the oil tank or a temporary request for placement of the tank until it could be moved. Mr. Dzekunov stated that there is nothing about oil tanks in the CVS Rules and Regulations.

There has been concern over the oil tank due to its close proximity to neighbors. The Board would like to have the oil tank out of sight of the neighbors or placed back inside. The Board requested that Mr. Dzekunov come up with several options for reducing the look and feel of the oil tank by the next Board meeting along with an ACC Application that has been seen by the neighbors.

### **C. SWIM TEAM**

Jim Ganz, Jim and Terri Stachura, and Jamie Garvey were present as representatives of the CVS summer swim team. They requested from the Board that a notice about the summer swim team be placed in the packet with the pool pass information. The notice will help notify residents of the summer swim team and mention that the swim team application is on the website.

Jamie Garvey will be stepping down as a parent coordinator to take over the role of coordinator for the Germantown-Gaithersburg Swim League (GGSL). Jim Ganz will be taking over Jamie Garvey's role as parent coordinator.

The Board mentioned that rug stains had shown up on the carpet of the Community Center after a swim team event that was held there. The Board would appreciate a detailed inspection of the Community Center before and after a swim team event. The Board would like the Community Center to be maintained well and this is an area that has been lax by the swim team in the past. The coordinators agreed that this would be handled.

Dean Farley asked the swim team coordinators to provide the Board with a report on how the number of swim team members has changed over the years and a budget for the coming year along with last year's budget and expenditures.

### **D. MINUTES**

**MOTION:** (Dean/Frank) Approve the Board of Directors minutes as presented for the meeting on January 9, 2008. The motion passed unanimously.

**MOTION:** (Frank/Dean) Approve the Executive Session for Hearings and the Hearing Minutes as written. The motion passed unanimously.

**MOTION:** (Frank/Dean) Approve the Executive Session meeting minutes that started at 8:41 p.m. The motion passed unanimously.

## E. MANAGEMENT REPORT

### 1. ACC Application

An ACC Application for received from 20020 Lake Park Drive for removal of grids on new windows. This home is in Willow Cove and needs to be approved by the Willow Cove Board of Directors which doesn't meet until April. Management will send a letter explaining that the Willow Cove Board needs to approve the application.

### 2. Community Center

Management has not heard from the Community Center Administrator. The contract is up for renewal at the end of March. The information concerning the Community Center Administrator position will be put in the next CVS newsletter.

### 3. Security Cameras

Management has heard from eView Technologies concerning the requests the Board made for additional cameras. Robert Fuss asked the Board if it was really necessary to put a couple more thousand dollars into the security system. Frank Grimm mentioned that financially it is not a problem. Other Board members felt it was important to have cameras at the back of the Winterspoon bath house and over the pool.

**MOTION:** (Frank/Dean) Accept the bid from eView Technologies for cameras at the Winterspoon Pool to finally complete the security camera project. The motion passed unanimously.

Management will schedule an in-service meeting with eView Technologies and the Board at 6:30 p.m. on March 12, 2008 before the regular Board meeting starting at the Winterspoon Pool.

### 4. Snow Clearing

Management has not received any complaints from homeowners over the handling of the small snow storm on January 17<sup>th</sup>. Frank Grimm mentioned that a large amount of sand had been put down on Lake Park Drive on Monday night before the Board meeting. This was not the night of the ice storm. Management will check with Dunlevy why the trucks were out sanding on Monday night.

### 5. Sewer Drain located at 19956 Lake Park Drive

Management has not received either of the two other proposals for the work for rebar over the sewer drain.

### 6. Trees at 13913 Wisteria Drive

Dunlevy inspected the trees at 13913 Wisteria Drive and reported back that the trees were not dead or interfering with the owner's fence area. The landscape company states that they can prune the trees on one side to keep them from hanging over the homeowner's property. However, the landscape company does not feel that this is necessary, but will provide the service if requested.

The Board requested that Management send a letter to the homeowner that an

arborist inspected the trees and they are healthy and nothing needs to be done.

7. Proposal from Dunlevy for Areas at The Villas at Willow Cove

Dunlevy presented a proposal to the Board for aerating and seeding five areas and improving an eroded area at The Villas. The Board has tabled this proposal.

8. Drainage Problem located at 13540 Winterspoon Lane

Management received correspondence from CPJ Associates stating that based on engineering observation the drainage problem lies within the border of the homeowners property. Management will send a letter to the homeowner stating this observation and with the suggestion that regrading of homeowner's property would improve drainage and keep water from the back door.

9. Swimming Pool Matters

*a. Pool Furniture*

Management stated that all pool furniture had been repaired and there are enough umbrellas for the start of the pool season.

*b. Pool Rules and Regulation*

Dean Farley mentioned that the rules should reflect the bracelet policy that was instituted by RSV last year.

The Board reviewed the Swimming Pool Rules and Regulations. The Board questioned Item 14 regarding sunbathing or chairs are not permitted within eight feet (8') of the edge of the pool. Management will ask RSV specifically about this matter and have RSV review the complete Swimming Pool Rules and Regulations.

The Board agreed to keep Item 16, stating that smoking will not be permitted in the pool area.

Robert Fuss asked if the Security Camera Policy should be put in the pool Rules and Regulations. The Board suggested that the policy be put in the pool pass information packet.

On the Pool Pass Application Information page, under PLEASE NOTE, the wording needs to be corrected from "new passes will be return mailed" to "new passes will be returned by U.S. Mail".

*c. Changes in Pool Hours of Operation*

Dean also mentioned several suggestions for adjusting the hours at the Winterspoon Pool over the summer as a way to cut costs if needed due to the delinquency rates rising.

1. Close Winterspoon Pool two (2) days instead of one (1)
2. Open the pool from 4p.m. to 8 p.m. M-F, and 12-8 on Saturday and Sunday
3. Close the pool Monday - Thursday, open Friday, Saturday and Sunday

Management will contact RSV and request information on how each of these options would affect the cost of pool operations.

10. Easement Agreement between the Association and DPWT

**MOTION:** (Dean/Frank) Authorize the Board President to negotiate the indemnification modification for the entry agreement of the County involving reasonable limitation on liability protection. The motion passed unanimously.

11. Delinquencies

The Board requested that Management provide detailed information on delinquencies in the community in the Management Report each month, so that this situation can be closely followed.

**E. OLD BUSINESS**

1. 13409 Walnutwood Lane

The fence at 13409 Walnutwood Lane has not be adjusted as tot the Board's request. The matter has been filed with CCOC. Management will notify the neighbor that the matter of the fence has been taken to CCOC.

2. 20138 Waterside Drive

A letter was sent from Management to the homeowner concerning the payment plan that the homeowner had suggested. The Association has not received any payments from the homeowner. Management will send a follow-up letter that the Board is sympathetic, but the homeowner promised to make a good faith effort, and the Board would like them to live up to this agreement. The Board will follow up on this matter each month. The Board requested that Management provide a detailed record of this situation each month.

**F. NEW BUSINESS**

1. Trash

Dean Farley mentioned he had a complaint from a homeowner concerning the trash company not cleaning up the trash left behind or spread from opened trash bags. He suggested that an article be placed in the newsletter restating the regulations concerning trash pick up. He suggested reminding homeowners to put their trash in containers so that birds cannot rip the bags open. Also, if the trash company picked up the errant trash, the Association would pay for it. He also suggested that homeowners should be vigilant about picking up their own trash.

2. Web Site

Robert Fuss mentioned that his name is not listed under Board members on the web site. Management will have this corrected.

3. Friends of the Library

Robert Fuss also mentioned that the Friends of the Library are looking for volunteers. He asked if this information could be put in the newsletter. He is willing to write an article for the newsletter.

4. CVS Newsletter

Management will contact Richard Hor for the dates of the Lake Clean-up Day to be put in the newsletter. Also, information on the swim team can be put in the newsletter. Management will relay this information to the newsletter editor.

5. Teleconference Minutes

The Board asked if there were minutes from the teleconferences. Annie has taken minutes and she will have them typed up. The Board requested that these minutes be part of the Management Report.

**G. ADJOURNMENT**

**MOTION:** (Mike/Dean) Adjourn the Board Meeting to Executive Session at 9:00 p.m.