

Approved on June 12, 2019

Churchill Village South Homeowners Association
Board of Directors Meeting
April 10, 2019

The Board of Directors of Churchill Village Homeowners Association held a Board of Directors Meeting at the CVS Community Center on Wednesday, April 10, 2019 at 7:30 p.m.

Board Members Present:

Jim Ganz, President
Kathie Matthews, Secretary
Patricia Jones-Butler, Director
Tim Short, Director

Also Present:

Randy McClement, Community Manager
Ruth Ann Allen, Recording Secretary

Board Member Absent:

Steve Buc, Vice President
Aaron Skolnik, Treasurer

A. CALL TO ORDER

The Board of Directors Meeting was called to order by Jim Ganz at 7:45 p.m.

B. MINUTES

1. March 13, 2019 Board of Directors and Closed Meeting Minutes

MOTION: (Jim/Kathie) Approve the March 13, 2019 Board of Directors Meeting Minutes and the Closed Meeting Minutes as submitted.

Vote: Motion Passed – Unanimous

C. MANAGEMENT REPORT

1. Clubhouse Ceiling Lights

Management reported that several ceiling lights were out in the ceiling of the Community Center and suggested to the Board that this would be a good time to replace all the lights with more efficient, long lasting LED lights. Montgomery Lighting Service submitted a proposal in the amount of \$611.81 to supply and replace all light fixtures.

MOTION: (Jim/Patricia) Accept the proposal from Montgomery Lighting Service to replace the ceiling lights in the CVS Clubhouse, not to exceed \$611.81.

Vote: Motion Passed – Unanimous

2. Director & Officer Insurance

Management provided the Board with the Directors and Officers (D&O) liability Insurance renewal for March 17, 2019 through March 17, 2020 in the amount of \$3,220.00.

MOTION: (Tim/Patricia) Approve the Director and Officer Insurance Policy renewal in the amount of \$3,220.00.

Vote: Motion Passed – Unanimous

3. Winterspoon Pool Men's Shower Tile Replacement

Management reported that the tile in the men's shower at the Winterspoon Pool needs to be replaced. Management provided the Board with a proposal from Gardener's General Contractor in the amount of \$3,150.00. Management received another proposal prior to the Board meeting from RIVCO in the amount of \$1,180.00; the specifications in this proposal were different than those in the proposal from Gardener's. The Board requested that Management have RIVCO provide an updated proposal based on the specifications listed in the Gardener's proposal. The Board agreed to vote by email once Management receives the updated proposal from RIVCO.

4. Community Center HVAC Repairs

Management reported that Harvey Hottel performed the quarterly inspection of the HVAC system at the Community Center and found that the unit is running at half capacity as the compressor has failed. Harvey Hottel provided a proposal for the repair of the HVAC unit in the amount of \$5,662.00.

MOTION: (Jim/Patricia) Accept the proposal from Harvey Hottel for replacement of the compressor on the Wanegarden Pool HVAC system not to exceed \$5,662.00 to come from Reserves.

Vote: Motion Passed – Unanimous

5. ACC Request

The Architectural Control Committee (ACC) suggested that the Board may want to consider sending homeowners a reminder notice on what exterior changes need an architectural application. Patricia Jones-Butler provided the Board with a suggested reminder notice for the Board's review.

The Board agreed to post the notice on the community website and requested that Management provide the cost for sending this notice to homeowners as a postcard.

MOTION: (Patricia/Kathie) Post the Architectural Control Committee's reminder on exterior changes that need an architectural application on the HOA website.

Vote: Motion Passed – Unanimous

6. CHI Centers Parcel

Management noted that the County informed Management that there is a piece of property by the Winterspoon Pool that was never turned over to the Association at the time of development and has been sold at tax sale several times. The area is currently owned by CHI Centers who are paying the taxes on this property while the Association has been maintaining this property.

Management stated that if the Board was interested in claiming this property the Association would need to go through Legal Counsel. Management noted that unless the Association is contacted by CHI Centers, no action is necessary.

The Board agreed to continue to maintain this parcel and wait to see if CHI Centers contacts the Association.

7. Investments

Management noted that a Morgan Stanley CD of \$75,000.00 is maturing on April 29, 2019. Management recommends that the Board roll this CD into the Morgan Stanley Reserve Money Market account in anticipation of reserve expenditures for 2019.

MOTION: (Jim/Patricia) Transfer the \$75,000.00 CD expiring on April 29, 2019 to the Reserve Money Market Account.

Vote: Motion Passed – Unanimous

D. ADJOURNMENT

MOTION: (Jim/Kathie) The Board of Directors Meeting was adjourned at 8:11 p.m.

Vote: Motion Passed – Unanimous

Tim Short left at 8:11 p.m.

E. INFORMAL DISCUSSION

1. Tot Lot Proposals

Management provided the Board with suggestions from Playground Specialists for replacement structures for the tot lots on Wild Cherry Lane and Teakwood Lane.

Management noted that a flier was received from Playground Systems by email of playground structures that are on sale through December 2019. The Board requested that Management forward this sale flier to the Board members.

2. Larkspur Court Parking

Management reported that several vehicles are covered and seem to be stored on Larkspur Court. There are no rules in CVS about covered vehicles, but vehicles cannot sit on CVS property for more than thirty (30) days. Management noted that written notice must be received that these vehicles on Larkspur Court have not moved in over thirty (30) days for any violation notice to be sent.

3. Landscaping

Kathie Matthews noted that the bed of forsythia on Lake Park Court has not been mulched and that the beds located between 20010 and 20014 Lark Park Court were not edged. The landscaper is also not picking up branches. Management will contact the landscaper on these issues.

The Informal discussion concluded at 8:35 P.M.