

Approved on March 11, 2020

Churchill Village South Homeowners Association
Board of Directors Meeting
February 12, 2020

The Board of Directors of Churchill Village Homeowners Association held a Board of Directors Meeting at the CVS Community Center on Wednesday, February 12, 2020 at 7:00 p.m.

Board Members Present:

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

Also Present:

Craig Wilson, Vanguard Management
Alan Van Grack, Community Manager
Ruth Ann Allen, Recording Secretary

Board Member Absent:

Holly Williams, Director

Guest:

Mike Miller, Ruppert Landscape

A. CALL TO ORDER

The Board of Directors Meeting was called to order by Jim Ganz at 7:10 p.m.

B. HOMEOWNER OPEN FORUM

1. Kathie Matthews, 20010 Lake Park Drive, requested that the reserved parking spaces on the Lark Park Drive circle be removed as the reserved spaces are creating more parking issues. Residents are parking in visitor spaces to leave their reserved spaces vacant. Thus, residents are parking up Lake Park Drive leaving no spaces for those residents.

Management requested that Ms. Matthews provide this information to Management in an email.

The Board requested that Management ask a member of the Lark Park Circle Parking Committee to come to the next Board meeting to discuss the parking situation.

C. MINUTES

1. January 8, 2020 Board of Directors Meeting Minutes and Closed Meeting Minutes

MOTION: (Jim/Kathie) Approve the January 8, 2020 Board of Directors Meeting Minutes and Closed Meeting Minutes as submitted.

Vote: Motion Passed – Unanimous

D. RUPPERT LANDSCAPE

Mike Miller, Ruppert Landscape, was present to update the Board on the new laws for pesticide application in communities. The County has banned synthetic pesticides on turf. Mr. Miller stated that a project called Fiesta is an iron-based fertilizer that will more expensive and will require more applications. Mr. Miller suggested doing spot spraying to

keep costs down. It was noted that residents should be notified if Fiesta is used that it is a red color when wet and could stain shoes and dog feet, and the weeds will turn black. Mr. Miller also noted that corn gluten may be usable on crab grass.

Mr. Miller noted he will be talking with the supplier to get more information on the fertilizer and will provide this information to Management.

Craig Wilson, Vanguard Management, noted that there will be more weeds and the best defense against weeds is healthy turf, so the Board may want to consider putting more money into turf management going forward.

The Board requested that Mr. Miller provide information on the comparison the cost of weed control versus over seeding/aeration of turf.

Mr. Miller also noted that there are areas in the community that are a losing battle for grass, and he suggested eliminating the grass altogether and putting down mulch. Management suggested using pine straw under pine trees to make it look more natural.

Management inquired about the height of the mowers. Mr. Miller stated that mowing height is between 3 – 3 ½ inches.

Mr. Miller noted that a proposal had been provided for landscape improvements on the hill across from 20014 Lake Park Drive. The Board noted that this was not the correct area that landscape enhancements were requested and provided Mr. Miller with the correct location. Mr. Miller will provide another proposal for the correct location.

E. MANAGMENT REPORT

1. Stump Removal

Management provided the Board with a proposal from Ruppert Landscape to grind out a large stump, remove debris and add topsoil and sod on the corner of Lake Park Drive and Wanegarden Drive (near 19912 Lake Park Drive) in the amount of \$1,050.00.

MOTION: (Jim/Aaron) Approve the proposal Ruppert Landscape for stump removal on the corner of Lake Park Drive and Wanegarden Drive by 19912 Lake Park Drive in the amount of \$1,050.00.

Vote: Motion Passed – Unanimous

2. Emergency Tree Removal

Management reported that a tree fell across the walking path behind 26-28 Waterside Court. Management notified the Churchill Foundation but received no response. Due to the tree being a tripping hazard, Board President Jim Ganz signed off on the proposal submitted by Ruppert Landscape for removal of the tree and debris in the amount of \$825.00.

MOTION: (Jim/Patricia) Approve the proposal from Ruppert Landscape for emergency tree and debris removal behind 26-28 Waterside Court signed off on by Board President Jim Ganz in the amount of \$825.00.

Vote: Motion Passed – Unanimous

3. Broken Fence Repairs

Management provided the Board a proposal to repair the damaged fence from the fallen tree behind 26-28 Waterside Drive and the previously damaged fence behind 20 Waterside Court in the amount of \$1,050.00.

MOTION: (Aaron/Jim) Accept the proposal from Gardener's General Contractor for replacement of fence behind 20, 26, and 28 Waterside Court not to exceed \$1,050.00.

Vote: Motion Passed – Unanimous

4. Mission Statement

Management provided the Board with sample of Community mission statements for their review. The Board will provide feedback at the March Board Meeting.

5. Tot Lot Play Equipment

The Board requested that Management ask Playground Specialists to provide less expensive options for tot lot play equipment replacement.

6. 13817 Wisteria Drive

Management reported that the homeowner of 13816 Wisteria Drive has been sent several violation letters regarding landscaping not being maintained in front of the home. A Hearing was scheduled for October 9, 2019 which the homeowner did not attend. The violation is ongoing. The Board requested that Management file a case with the CCOC for the uncorrected violation.

MOTION: (Jim/Aaron) File a case with the CCOC for 13817 Wisteria Drive for uncorrected violations.

Vote: Motion Passed – Unanimous

7. 19915 Wyman Way

Management reported that the homeowner of 19915 Wyman Way has been sent several violation letters for numerous violations on the condition of the home. A Hearing was scheduled for October 9, 2019 which the homeowner did not attend.

Management also noted that a vehicle belonging to the homeowner has a flat tire and the tags have expired. The Board requested that Management send a letter to the homeowner to have the vehicle registered and functioning by April 30th and inquire what the intensions are for repairs to the home.

MOTION: (Aaron/Jim) Send a letter to 19915 Wyman Way notifying the homeowner to have the vehicle in working condition and registered by April 30, 2020.

Vote: Motion Passed – Unanimous

8. 19930 Wild Cherry Lane

Management noted that an AC unit was noted in the window on the front of 19930 Wild Cherry Lane. The Board reported that the homeowner attended the Hearing in

October and requested special permission to have the AC unit in the window due to health issues. The Board approved this request at that Hearing.

9. 20104 Larkspur Court

Management reported that the homeowner of 20104 Larkspur Court has been sent several letters regarding the uncorrected violation of rotting wood on the right side of the carport. A Hearing was scheduled for October 9, 2019 which the homeowner did not attend. The Board requested that a case be filed with the CCOC for the uncorrected violation.

MOTION: (Jim/Aaron) File a case with the CCOC for 20104 Larkspur Court for an uncorrected violation.

Vote: Motion Passed – Unanimous

10. Schedule Hearings

Management noted that Final Notification letters for uncorrected violation were sent to 13314 Waterside Circle for loose siding on the front of the home and to 19910 Waterloo Court for rotting wood trim on front of home and clogged gutters.

The Board requested that Management schedule Hearings.

F. OLD BUSINESS

1. Vehicle Disturbances

Patricia Jones-Butler inquired if there had been action on the vehicle disturbances from the January Board Meeting. Management noted that this matter will be addressed when the Board has approved a Mission Statement for the community.

G. NEW BUSINESS

1. 2018 Draft Audit

Management provided the Board with the 2018 Draft Audit from Goldklang Group for their review. The Board will review the audit for the March Board Meeting.

2. Collections

Jim Ganz noted that those homeowners who are over \$1,000.00 in arrears need to be sent an Urgent Notice that the account will be sent to Legal Counsel for collection if the account is not brought current.

3. Collection Reports

Management reported that Whiteford, Taylor, and Preston inquired how often the Board would like to receive collection reports. The estimated cost of each report is \$25.00.

MOTION: (Aaron/Jim) Approve \$25.00 per month for a monthly Collection Status Report from Whiteford, Taylor, and Preston.

Vote: Motion Passed – Unanimous

H. ADJOURN BOARD MEETING TO CLOSED MEETING

MOTION: (Jim/Aaron) Adjourn the Board of Directors Meeting into Closed Meeting at 8:33 p.m.

Vote: Motion Passed – Unanimous

I. RESULTS OF THE CLOSED MEETING

The Board took action on a recommendation to write-off a bad debt.

J. ADJOURNMENT OF THE CLOSED MEETING

MOTION: (Aaron/Jim) Adjourn the Closed Meeting at 8:39 p.m.

Vote: Motion Passed - Unanimous