

Approved on June 9, 2021

Churchill Village South Homeowners Association
Board of Directors Meeting
May 12, 2021

The Board of Directors of Churchill Village Homeowners Association held a virtual Board of Directors Meeting on Wednesday, May 12, 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

Guest Present:

Simon Harrington, RSV Pools

Homeowners Present:

Helen Webster, 19948 Lake Park Drive
Shelby Bidwell,
John Wagner,
Tim Short,
Sara Voss, 20151 Laurel Hill Way
Daniela Medina, 19752 Teakwood Circle

A. CALL TO ORDER

The Board of Directors Meeting was called to order by Jim Ganz at 7:04 p.m.

B. MINUTES

1. April 14, 2021 Board of Directors Meeting and Closed Meeting Minutes

MOTION: (Jim Ganz/Kathie Matthews) Approve the April 14, 2021 Board of Directors Meeting Minutes and the Closed Meeting Minutes.

Vote: Motion Passed – Unanimous

2. April 29, 2021 Virtual Closed Meeting

A virtual Closed Meeting was held on April 29, 2021 with the Board, Management, RSV Pools, and Legal Counsel to discuss the legal requirements for opening the swimming pools for the 2021 swim season.

MOTION: (Aaron Skolnik/Jim Ganz) Approve the minutes of the virtual Closed Meeting of April 29, 2021 for the discussion of the 2021 pool opening.

Vote: Motion Passed – Unanimous

C. HOMEOWNER OPEN FORUM

1. Tim Short, Swim Team Representative, noted that parents have been asking about swim team for the summer. Mr. Short stated that GGSL has permission from the County for 6 swimmers per lane for practices. At this time, the season will probably be delayed. The plan is to have four (4) Saturday meets and no Wednesday meets, with limits to the number of people allowed on deck.
2. Daniela Medina, 19752 Teakwood Circle, noted that people are parking on both sides of the street around the corner on Teakwood Lane which makes the section of the road one-way. The Board noted that this is a County street, and this issue would need to be brought to the County.

D. BOARD ACTION ITEMS

1. 2021 Pool Season

The Board met in a Special Meeting on April 29, 2021 to discuss the opening of the pool(s) for 2021.

a. Waiver

Management provided the Board with a draft 2021 Pool Use Agreement and Waiver of Liability form that every person accessing the pool must sign; an adult would need to sign a waiver for every child.

Mr. Ganz noted that paragraph 3 of the waiver that needs to be changed as follows: remove the statement that *persons who have had covid cannot enter the pool for the rest of the season* and replace it with a statement that *if the person has had covid within the last fourteen (14) days they cannot enter to the pool.*

The Board discussed whether separate waivers need to be provided for each pool or whether information that the waiver has been signed can be added to the CellBadge system used at both pools. Management will check with CellBadge.

All signed waivers will be kept for the entire pool season.

Management will have Legal Counsel review the changes to the waiver.

b. Entering/Exiting Pool

The entrance to the pool will be through the pool house and the exit will be through the emergency gate by the baby pool. It was suggested that as the exit is in the baby pool area that the baby pool be kept closed for the season.

c. Pool Deck

Masks will be required when moving around the pool deck. There will be a limited amount of pool furniture and patrons will be encouraged to bring their own chairs. Tables will be provided on the deck. The pool furniture will be strategically placed to maintain social distancing.

The water fountains will be turned off.

d. Number of Patrons

The Board suggested 150 patrons for the Wanegarden Pool and 100 patrons for the Winterspoon Pool.

e. Bathhouse Restrictions

Jim Ganz will look at the locker rooms to close off areas to keep social distancing and showers should only be used before entering the pool.

2. Clubhouse Re-Opening

Management noted that several inquiries have been made for renting of the Clubhouse. The capacity of the pool house is limited to twenty-five (25) persons at this time, and it is hard to verify that the rules are being adhered to. The Board requested that Management check with Legal Counsel if waivers are suggested or required for use of the clubhouse.

The Board tabled any decision regarding opening the pool house until the June Board Meeting.

3. Asphalt Path Repairs

Management noted that the final phase of the path asphalt work is scheduled for 2021 with O'Leary Asphalt. A map of the paths to be done was provided, and the Board noted that some of these paths may have been done last year. Management will double check on the paths that were done and those that still need to be done. The price per square foot is the same as 2020.

4. Replacement Trees

Management received requests from homeowners for planting of trees.

a. 13513 Teakwood Lane

Management noted that a tree was already planted to replace a removed tree through Tree Montgomery.

b. 13233 Meander Cove Drive

Management noted that a tree was requested to plant in an open green space on CVS property near the unit. The Board is continuing to look at other options for getting a tree planted in that area.

c. Spreadsheet

Management is working on a spreadsheet for the trees that have been removed in the last few years and prioritizing their replacements.

5. Towing Signage

Management met on site with an inspector with the Office of Consumer Protection to drive around CVS to note where towing signs should be placed and discussion of towing rules. Management provided a map of proposed locations for towing signage which is approximately forty (40) signs.

Management noted there is little signage in CVS that qualifies for towing of vehicles and current signs do not cover towing of commercial vehicles.

The inspector stated that a vehicle being parked for more than thirty (30) days is not a valid reason for towing, as there is no way to prove that the vehicle was not moved in that time.

Currently, expired tags do not qualify for a reason to be towed due to the County Executive Order.

Vehicles with flat tires can be towed.

If proper signage is installed, then a tow company could remove violating vehicles on their own.

Management noted that the inspector recommends tagging a vehicle giving the person forty-eight (48) hours to resolve the issue or move away from the property.

MOTION: (Aaron Skolnik/Jim Ganz) Do not exercise any additional action for towing signs in CVS and leave the towing policy as is.

Vote: Motion Passed – Unanimous

The Board requested that Management send a friendly letter to 19928 Waterloo Court asking for their plans to remove the RV.

E. NEW BUSINESS

1. Retaining Wall Replacement

BECS provided a proposal for replacement of three (3) retaining walls. The two (2) smaller walls are clearly on Association property. The third (3rd) wall is likely on homeowner property. This matter will be discussed under Closed Meeting.

2. 20058 Lake Park Drive

It was noted that trash, firewood, a lawn mower, and other items are being stored on CVS common property at 20058 Lake Park Drive.

The Board requested that the Association pay to have the items removed and the cost to be charged back to the homeowner.

F. ADJOURNMENT OF BOARD MEETING INTO CLOSED MEETING

MOTION: (Jim Ganz/Aaron Skolnik) Adjourn the Board of Directors Meeting into Closed Meeting at 8:37 p.m.

Vote: Motion Passed – Unanimous

G. RESULTS OF THE CLOSED MEETING

The Board took action on sending an unresolved violation to the CCOC and held discussion on landscape items installed on CVS common property and the retaining wall cited for replacement that is on homeowner property.

H. ADJOURNMENT OF THE CLOSED MEETING

MOTION: (Jim Ganz/Aaron Skolnik) Adjourn the Closed Meeting at 9:17 p.m.

Vote: Motion Passed - Unanimous