

**CHURCHILL VILLAGE-SOUTH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
NOVEMBER 10, 2021**

PRESENT: Churchill Village-South Homeowners Association Board of Directors

Jim Ganz
Patricia Jones-Butler
Kathie Matthews
Aaron Skolnik
Michelle Thompson

Vanguard Management

Annie Geralis, Community Manager

A regular meeting of the Board of Directors of Churchill Village-South Homeowners Association was held on Wednesday, November 10, 2021. Jim Ganz called the meeting to order at 7:44 p.m.

MINUTES OF OCTOBER 13, 2021 BOARD OF DIRECTORS MEETING AND EXECUTIVE SESSION

Jim Ganz motioned to accept the October 13, 2021 minutes of the Churchill Village-South Board of Directors Meeting and Executive Session as amended. Aaron Skolnik seconded the motion. The minutes were approved unanimously.

HOMEOWNER FORUM

Marvin Stodolsky was present via Zoom for the Board meeting.

MANAGEMENT REPORT

The CVS bulk trash pick up day has been moved to Saturday, November 20, 2021.

Jim Ganz motioned to ratify the email vote of the Board to accept the proposal of S&P Tree Care for removal and pruning of trees in the amount of \$4,775.00. Kathie Matthews seconded the motion. All were in favor.

Aaron Skolnik motioned to have Association Legal counsel review the draft AIA contract between Civil Solution and Planning and Churchill Village-South in the amount of \$107,802.24 for the replacement of retaining walls N, F and R. Jim Ganz seconded the motion. The motion was passed unanimously.

O'Leary Asphalt Inc. and Metropolitan Tennis Construction Inc. have submitted proposals for repairs to the three CVS tennis court locations. Aaron Skolnik motioned to accept the proposal of Metropolitan Tennis Construction Inc. in the amount of \$85,900.00 for replacement and repair of all three tennis courts and the funds to come from the reserve account.

The Board had previously met with Community Landscapes and BrightView Landscape Services to review proposals for the 2022 ground maintenance contract. Jim Ganz motioned to accept the proposal of BrightView Landscape Services for 2022 with an option for 2023 and 2024. Aaron Skolnik seconded the motion. All were in favor.

Blake Dunlevy of D&A Dunlevy was present via Zoom to discuss snow removal services. The Board members discussed the high cost of last year's snow services compared to the small amount of snow received. Jim asked Blake Dunlevy for a breakdown of expenses for each weather event. Blake noted that each weather event has its own invoice with all costs broken down. Annie will forward all of the invoices to the Board members as she receives them. The Board thanked Blake for his many years of service to the community and for attending tonight's Board meeting.

The Board members questioned why Ecology Services Refuse will be charging \$348.00 to empty the pool dumpsters when it was previously included in the contract. Annie will contact Ecology Services and get back to the Board.

Montgomery County DEP Stormwater Inspection and Maintenance Division has cited CVS for violations at the Teakwood Lane stormwater management facility. Jim Ganz motioned to accept the proposal of Lawn Systems Inc. in the amount of \$3,300.00 to install DEP warning signs and remove plantings at the Teakwood Lane stormwater facility. Aaron Skolnik seconded the motion. All were in favor.

S & P Tree Care has submitted a proposal to remove a large white oak tree behind 13318 Waterside Circle and prune white pines behind 13318 and 13322 Waterside Circle in the amount of \$4,325.00. Jim Ganz motioned to accept the contract of S & P Tree Care for tree removal and pruning, not to exceed \$4,325.00. Aaron Skolnik seconded the motion. The motion was passed unanimously.

The Churchill Foundation is asking CVS to install grates in front of the stormwater drains. Jim volunteered to walk through the community and determine which stormwater drains actually drain into Lake Churchill.

Playground Specialists Inc. has submitted a proposal to repair a broken swing located at the tot lot near Wyman Way and Waldorf Drive in the amount of \$303.60. Aaron Skolnik motioned to accept the proposal of Playground Specialists Inc. Jim Ganz seconded the motion. The motion was passed without objection.

The Board members discussed the large amount of bulk trash dumped near Woodruff Court and Wyman Way.

The parking lot lines on Lake Park Drive and Lake Park Court have faded and need to be repainted. Annie will address this.

OLD BUSINESS

A camping trailer has been parked at Waterloo Court and was issued a violation notice on July 24, 2021. Annie will issue another violation notice for this unit.

Annie noted that a pop-up camper has been parking on one of the pipe stem driveways. Annie told the homeowner that he was not allowed to park it there and it should be moved to a County street. The unit owner asked if he could park it at the pool parking lot which is not allowed.

Annie stated that CVS currently does not have a towing company as Custom Towing has gone out of business without notice. She is soliciting new towing companies for CVS.

The unit owner of 20239 Laurel Hill Way has submitted an ACC application for installation of a new deck. Annie will inform the unit owner that the Board is reviewing her application and Annie will follow up with the Board members.

ADJOURNMENT

Jim Ganz motioned to adjourn the meeting. Aaron Skolnik seconded the motion. The meeting was adjourned at 9:19 p.m.