

Churchill Village-South Homeowners Association
Board of Directors Meeting
August 8, 2007

The Board of Directors of Churchill Village-South Homeowners Association held a Board Meeting at the Community Center on Wednesday, August 8, 2007.

Board Members Present:

Steve Buc, President
Mike Trentadue, Vice President
Frank Grimm, Treasurer
Richard Hor, Secretary
Robert Fuss, Director

Also Present:

Annie Geralis, Community Manager
Ruth Ann Allen, Recording Secretary

Board Member Absent:

Dean Farley, Director

Homeowners Present:

Bridget Curran, 13248 Meander Cove Drive
Tanya Hearn, 13262 Meander Cove Drive
Mark Brown, 13912 Wanegarden Drive

A. CALL TO ORDER

The August 2007 Board of Directors Meeting of Churchill Village-South Homeowners Association was called to order by Mike Trentadue at 7:06 p.m.

B. CONCERNS BY HOMEOWNERS OF THE VILLAS

1. Bridget Curran, 13248 Meander Cove Drive, asked the Board their plans for landscaping at The Villas. She questioned whether the retaining walls project had stalled the landscaping projects. Ms. Curran also mentioned that many homeowners in The Villas did not understand the funding for the retaining wall project.

The Board responded that there is a landscaping plan for all of CVS, and things will be done as funds are available. The small bushes that are to be transplanted over to The Villas will be moved in the fall. The retaining walls were funded out of the reserve budget. The reserve budget is funded in advance for larger projects. There was no special assessment to cover the cost of the retaining walls. The assessments for CVS have been raised for covering the cost of the operating budget.

Frank Grimm will write an explanation in the CVS Crier to explain how the retaining walls were funded to help homeowners understand the situation.

2. Tanya Hearn, 13262 Meander Cove Drive, mentioned that information from the CVS Board goes directly to The Villas Board and does not get relayed to the

homeowners. She asked if it be possible to post decisions involving the community on the web site. The Board will check into this matter. The Board mentioned that residents have different visions about replacing trees. The Villas residents should have a say in where the trees would be planted.

Ms. Hearn also mentioned her concern regarding speeding in The Villas. There is one (1) sign that says "Slow," and two (2) other signs that say "Watch for Children." These signs do not seem to have any effect on how fast cars travel in The Villas. Ms. Hearn would like to see speed humps or rumble strips put in to slow cars down.

The Board will look into the feasibility and the cost of these, and seek further input from the residents in The Villas.

The Board also mentioned that speed humps are not being placed in communities any more as potential residents avoid moving into communities with speed humps. Speed humps/rumble strips also impact snow removal. Stop signs might be an alternative. Management can contact the police asking for their suggestions. Steve Buc also mentioned that narrowing the road will also slow cars down; this could be done by putting in large planter boxes or posts.

D. HOMEOWNERS FORUM

1. Mark Brown, 13912 Wanegarden Drive, mentioned his ongoing dealings with Montgomery County over the abatement order concerning clean up of dead tree and bushes in his yard. The Board stated that the complaint had not come from the CVS Homeowners Association. Management has tried and will continue to try and reach the County to have the area inspected to verify that the work has been done. Management will also inspect the area and send a letter to Mr. Brown stating the yard has been cleared and is not in violation of HOA rules.

E. MINUTES

MOTION: (Frank/Robert) Accept July 10, 2007 Board Meeting Minutes as written. The motion passed with four (4) ayes and one (1) Abstention.

F. MANAGEMENT REPORT

1. Community Center

Management requested that the Community Center Administrator come to the August Board Meeting, but she was not present. Management stated that it is costing the Community a large amount of money to clean the carpet in the community center almost every month. There are also costs for removing balloons and strings from the fans. The balloons in the fans and stains on the carpet should be caught on post rental inspection of rentals and the security deposit used to pay for these issues. The Board will review the pricing for renting the Community Center at the September Board meeting. Management will put together the costs for utilities, cleaning, and repairing of the Community Center for the Board.

2. Wanegarden Pool Dumpster

Management was present when a homeowner came to dump trash into the dumpster at the Wanegarden Pool. Management explained to the homeowner that this dumpster is not for community use, just for the pool. Management will draft an article for the newsletter stating that the dumpster is not for homeowner use. Management will also look into putting a sign on the dumpster that it is for pool use only.

3. Security Cameras

The Board walked around the Wanegarden Pool facility to view what has been done to install the security cameras at the pool. Some work has been completed, but there is still more that needs to be done. The Board would like to have a final meeting with eView Technologies to discuss the positioning of the cameras before final acceptance.

Robert Fuss stated that the CVS Security Camera Policy adopted at the July Board Meeting did not reflect the policy that “during the summer pool season, while the pools are open to residents, the security cameras will be turned off.” Robert Fuss has re-written the Security Camera Policy to reflect this policy change. The Board also requested that the statement “The CVS security camera policy is in conformance to federal, Maryland, state, and Montgomery County laws and regulations” be removed. **MOTION:** (Robert /Mike) Accept the revised Security Camera policy as amended. The motion passed unanimously.

Signs will be placed at both pools stating that the property is under video surveillance.

4. Swimming Pool Matters

Management mentioned that they had not been notified of the Accident Report that had been written up for July 6, 2007 until days later. Management contacted the community insurance company after they found out about the incident. Management is concerned over the loss of communication with RSV Pools.

Another incident report was written stating that a resident had been upset that the guards would not allow her entire party to come into the pool because they did not have enough passes for everyone. The homeowners expressed her displeasure regarding guest passes and used inappropriate language to the life guards. Management will identify the homeowner using the tag number from their vehicle. Management will send a letter to the homeowner stating that the life guards were following correct procedures for allowing patrons into the pool.

5. Fence installation at 13409 Walnutwood Lane

In July, the Board denied the appeal for the fence at 13409 Walnutwood Lane. The homeowner responded back that they were going to file a complaint to CCOC regarding the denial. The homeowner did state that they would be willing to remove one (1) rail which would bring the fence into compliance with the required rules. The Board stated that taking off the top rail, cutting down the posts, and chicken wire to the correct height would be needed. The Board requests that Management contact Joe Douglass,

legal counsel, for his opinion on what needs to be done to have the fence in compliance with CVS rules and how to write this in a letter to the homeowner. Management will also send a letter to the homeowner stating that the Board is seeking advice from legal counsel.

6. ARC

Mike Trentadue mentioned that the CVS HOA documents state that the ARC must consist of three (3) members or all ARC applications must be approved by the Board. At this time, Joel Perlroth is the only member of the ARC. Management will let Joel know of this policy. A notice should be put in the newsletter stating that homeowners are needed for the ARC.

7. ARC Application

The Board reviewed an application for a screened in porch on an existing deck. **MOTION:** (Mike/Frank) Approve ARC application for a screened in porch for 13537 Winterspoon Lane. The motion passed unanimously.

8. Budget

The Board discussed the draft budget for 2008. The Board reevaluated the budget as to how they could lower the proposed assessments for 2008. The Board will bring their suggestions to Management in order to keep the assessment increase for next year at a reasonable increase.

G. ADJOURNMENT

MOTION: (Mike/Richard) Adjourn the Board meeting at 9:50 p.m. The motion passed unanimously.