

**Churchill Village-South Homeowners Association**  
**Board of Directors Meeting**  
**May 12, 2010**

The Board of Directors of Churchill Village-South Homeowners Association held a Board of Directors Meeting at the Community Center on Wednesday, May 13, 2010 at 7:00 p.m.

**Board Members Present:**

Mike Trentadue, President  
Frank Grimm, Treasurer  
Amy Knowland, Director

**Also Present:**

Annie Geralis, Community Manager  
Craig Wilson, Vanguard Management  
Ruth Ann Allen, Recording Secretary

**Board Members Absent:**

Dean Farley, Vice President  
Robert Fuss, Secretary

**Homeowners Present:**

Steve and Jean Malinowski, 13816 Wanegarden Drive  
Kathryn Cavell, 13313 Waterside Circle  
Michelle Cavell, 13313 Waterside Circle  
Holly Cavell, 13313 Waterside Circle  
Kevin and Christine Gray, 20101 Lavender Circle  
Dottie Harris, 13325 Waterside Circle  
Joel Perlroth, 19918 Wyman Way

**Present:**

Mark McFall, Owner, McFall & Berry  
Brian Blake, Manager, McFall & Berry

**A. CALL TO ORDER**

The May Board of Directors Meeting was called to order by Mike Trentadue at 7:03 p.m.

**B. HOMEOWNER FORUM**

1. Kathryn Cavell, 13313 Waterside Circle, stated that the tot lot by Waterside Circle is in terrible shape and whatever play equipment left there doesn't work and is not safe. There is also a stump that needs to be ground up as it is a safety hazard for kids. Ms. Cavell stated that all the other tot lots in the community have been redone and are in much better shape. She wondered why this tot lot had not received new equipment when the other tot lots were done, and would like to see this tot lot upgraded.

Mike Trentadue responded that the community had a playground specialist

evaluate all the tot lots a few years ago. This tot lot is limited by space concerns which limits what play equipment can be placed there. In order for swings to go there, trees would need to be removed.

Mr. Trentadue thanked Ms. Cavell for bringing this matter to the Board's attention. Management noted that this tot lot will be re-evaluated by the playground specialist and the stump removed. Depending on the space limitations and the Association's budget, the Board will discuss what can be done. The homeowners will be kept informed on the outcome of the evaluation.

Ms. Cavell inquired if she could be present when the playground was evaluated. Management will let her know when the playground specialist will be there.

Ms. Cavell, also inquired about having a doggy bag station placed in that area.

2. Dottie Harris, 13325 Waterside Circle, mentioned that the grass on the hill between 13325 and 13321 Waterside Drive has not been mowed by the landscape company. The Board appreciates hearing about the areas that have not been mowed in the community. Management will relate this information to McFall & Berry.

Ms. Harris also mentioned that there are dumpsters again on Waterside Drive and these dumpsters make it difficult to see around the bend where they are placed. Management stated that unfortunately, this area of Waterside Drive has been the best location to place dumpsters for the work on the retaining walls, and currently, for the work underway at The Villas to repair damage due to ice damming. Management will check if there is any way to move the dumpsters, so that visibility around them is better.

Ms. Harris also inquired when the streets and parking lots would be paved in the community. Management stated that the asphalt is currently being evaluated in the community and depending on what is necessary and the budget, the Board will decide what the best course of action will be for paving. If there are particular areas of concern about asphalt, homeowners should let Management know.

3. Kevin Gray, 20101 Lavender Place, understands that the area outside the sidewalks is County right of way and he is responsible for maintaining that area. He mentioned that during the winter, a snow plow that wasn't a county truck, working on a shared driveway, dumped salt on the area and the grass has died. The Board recommended that Mr. Gray contact Management with the address and pictures.

4. Steve Malinowski, 13816 Wanegarden Drive, mentioned that he has noticed an area where the bushes are overgrown along the bike path and you have to walk off the path to get around them. The Board requested that Mr. Malinowski send the location information to Management.

**C. ARCHITECTURAL CONTROL COMMITTEE**

1. 20101 Lavender Place

The homeowner has requested the installation of a split rail fence with wire fence inside. The wire fence will come to the top of the top rail.

**MOTION:** (Frank/Amy) Accept the ACC Application for a split rail fence with wire fencing inside for 2010 Lavender Place.

**Vote:** Motion Passed - Unanimous

2. 13437 Walnutwood Lane

The homeowner of 13437 Walnutwood Lane is requesting a color change of the cedar siding to "Moon Tan". Management will go evaluate the houses on Walnutwood Lane to determine if the color "Moon Tan" matches the surrounding houses.

Management will send their determination and pictures to Board members. The Board can approve or disapprove this ACC Application via email.

3. 26 Waterside Court

The homeowner of 26 Waterside Court is requesting the extension of the homeowner's privacy fence with gates. The homeowner included three (3) fence material options. The Board noted that the first option is not consistent with the neighborhood. The second option is a vinyl board-on-board style but cannot be white. The third option is a wood board-on-board option.

**MOTION:** (Frank/Amy) Conditionally accept the ACC Application for privacy fence at 26 Waterside Drive for either the current fence be extended with the wood Board on Board fencing or, if the vinyl fence is used, replace the entire fence with the clay-colored vinyl.

**Vote:** Motion Passed - Unanimous

4. 20154 Wynnefield Drive

The homeowner is requesting the installation of a 100 gallon propane tank.

**MOTION:** (Frank/Amy) Accept the ACC Application for 20154 Wynnefield Drive for a propane tank.

**Vote:** Motion Passed - Unanimous

5. 13520 Wisteria Drive

The homeowner of 13520 Wisteria Drive is requesting the installation of a pressure-treated free standing deck.

**MOTION:** (Frank/Amy) Accept the ACC Application for 13520 Wisteria Drive for installation of a free-standing deck.

**Vote:** Motion Passed - Unanimous

6. 13510 Winterspoon Lane

Frank Grimm was in charge of the discussion and vote for this ACC Application.

The homeowner of 13510 Winterspoon Lane is requesting the installation of a split rail fence with wire mesh and one (1) gate in the rear of the yard.

**MOTION:** (Frank/Amy) Accept the ACC Application for 13510 Winterspoon Lane for installation of a split rail fence with wire mesh on inside and one (1) gate.

**Vote:** Motion Passed - 2 ayes/1 abstention (Mike)

**D. ADJOURN TO EXECUTIVE SESSION**

The Board requested that the meeting be adjourned into Executive Session for discussion of the ACC application for 13816 Wanegarden Drive.

**MOTION:** (Frank/Amy) Close the Board Meeting for discussion of the ACC Application for 13816 Wanegarden Drive at 7:50 p.m.

**Vote:** Motion Passed - Unanimous

**The Regular Board Meeting resumed at 8:20 p.m.**

**E. MEETING WITH McFall & BERRY LANDSCAPES**

Mark McFall, owner of McFall & Berry, and Brian Blake, Manager, were present to discuss the progress and concerns with the landscaping and mowing of CVS property.

Mike Trentadue inquired how Mr. McFall would rate their performance so far. Mr. McFall stated that the spring clean up had a slow start due to the snow. He thought the clean-up and mulching of the community went well. The dyed mulch looks great. The mowing is a work in progress.

Management stated that the responsiveness of McFall & Berry and Brian Blake has been great. The most obvious problem at the moment is missing areas for mowing in the community. Management stated that the mowing seems to be patch work where one area is mowed and then the mowers move onto another area and may miss an area. Mr. Blake stated that he had discussed with Management starting the mowing in one area of the community and continue mowing through the community until the mowing is complete. Mike Trentadue mentioned that some of the areas have been missed a couple of times. Management will let McFall & Berry know of the areas that have been missed.

Mike Trentadue suggested that McFall & Berry watch the frequency of cuts. During this time of year the cuts are closer to 7-8 days versus 10 days as later in the summer. Mr. McFall stated that the cuts would be closer to 8 days between cuts until June.

The Board also mentioned that the trimming along fence lines and curbs could be neater.

Frank Grimm thanked Mr. McFall and Brian Blake for not scalping the hills when they are mowed. Also, Management has received compliments from homeowners that McFall & Berry has picked up trash on the ground before mowing. McFall & Berry will plan to come to a Board meeting every other month.

## **F. MANAGEMENT REPORT**

### **1. Majority of Board Members**

As there were not a quorum of Board members present, the Board elected to accept Craig Wilson as a pro-tem Board Member for the purpose of voting.

**MOTION:** (Frank/Amy) Elect Craig Wilson as a pro-tem Board Member for the purpose of a quorum for voting.

**Vote:** Motion Passed - Unanimous

### **2. Resignation of Steve Buc**

The Board has received the resignation of Steve Buc as Board Member.

### **3. Woodcarpet Chips for Tot Lots**

Management has received a proposal from McFall & Berry for the installation of woodcarpet surfacing in the tot lots throughout the community at a cost of \$9,633.00.

**MOTION:** (Frank/Amy) Accept the proposal from McFall & Berry for woodcarpet for tot lots in CVS for \$9,633.00.

**Vote:** Motion Passed - 3 ayes/1 abstention(Craig)

### **4. Extended Liability Insurance Rider for Terrorism Coverage**

Management stated that insurance companies now have to offer terrorism coverage as a rider on policies. The additional cost would be \$154.00. Management suggested to the Board that this coverage was not necessary.

**MOTION:** (Amy/Frank) Decline the terrorism coverage agreed on by the Board through email.

**Vote:** Motion Passed - Unanimous

### **5. Retaining Wall**

Management stated that the retaining wall behind Timber Oak Lane has been completed. The area has been seeded and strawed. If the grass does not come back, the contractor will come back and reseed.

6. Asphalt Proposal

Management has contacted O'Leary's Asphalt to confirm/update the pricing for asphalt paving and sealcoating/stripping of the common area streets. Management will contact the Board when the update has been received from O'Leary's.

7. Donation in Memory Steve Buc's Son

The Board agreed to increase the donation from \$250.00 to \$500.00 to the Muscular Dystrophy Association in memory of Steve Buc's son, Matthew Buc.

**MOTION:** (Amy/Frank) Increase the donation to \$500.00 to the Muscular Dystrophy Association in memory of Steve Buc's son, Matthew Buc.

**Vote:** Motion Passed - Unanimous

8. Pool and Community Center Usage for Swim Team

The CVS Sundevils Parent Coordinators have requested the use of the pool for swim practices and home swim meets, and the use of the Community Center for swim meets, meetings, and the final banquet.

**MOTION:** (Frank/Amy) Authorize the request from the CVS Sundevil Swim Team Parent Coordinators for use of the pool and Community Center for the 2010 pool season.

**Amend:** (Frank Amy) And approve the hiring of the swim coaches through RSV Pools.

**Vote:** Motion Passed - Unanimous

9. Request for Pool Use From Lake Seneca Elementary School

Lake Seneca Elementary School has requested usage of the Wanegarden Pool facility for the 5<sup>th</sup> grade swim party on June 11<sup>th</sup> from 11:00 a.m. to 2:30 p.m. with a rain date of June 14<sup>th</sup>.

The expected number of students will be forty-three (43).

**MOTION:** (Amy/Frank) Approve the request from Lake Seneca Elementary School for the 5<sup>th</sup> grade pool party on June 11<sup>th</sup> 11:00 a.m. to 2:30 p.m. with a rain date of June 14<sup>th</sup>.

**Vote:** Motion Passed - Unanimous

10. Request from Community Center Administrator

The Community Center Administrator is asking for compensation for two and a half (2 ½) hours for time spent at the Community Center for emergency repairs to the HVAC unit.

**MOTION:** Approve the compensation to the Community Center Administrator for 2.5 hours for service of the HVAC with Harvey Hottel at an hourly rate of \$25.00.

**Vote:** Motion Passed - 2 aye/2 abstentions (Craig/Amy)

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**G. NEW BUSINESS**

1. Yard Sale at The Villas

The Villas at Willow Cove will be holding their annual yard sale in June. Management requested that the CVS Board approve the yard sale as people will be crossing through CVS property.

**MOTION:** (Frank/Amy) Approve the yard sale for the Villas.

**Vote:** Motion Passed - Unanimous

2. Reserve Study

Frank Grimm requested that the Reserve Study be emailed to the Board. Management will email the study or place it on a CD and sent to Board Members.

**H. ADJOURNMENT TO EXECUTIVE SESSION**

**MOTION:** (Frank/Amy) Adjourn the regular Board Meeting for Executive Session at 8:50 p.m.

**Vote:** Motion Passed - Unanimous