

Churchill Village-South Homeowners Association
Board of Directors Meeting
January 9, 2013

The Board of Directors of Churchill Village-South Homeowners Association held a Board of Directors Meeting at the Community Center on Wednesday, January 9, 2013 at 7:30 p.m.

Board Members Present:

Jim Ganz, President
Steve Buc, Vice President
Robert Fuss, Treasurer/Secretary
Saadi Movassaghi, Director

Also Present:

Annie Geralis, Community Manager
Ruth Ann Allen, Recording Secretary

Board Member Absent:

Mike Trentadue, Director

Homeowners Present:

Walter Horbatuk/Gerry Reed, 20037 Wanegarden Court
Dawn Gunn, 20033 Wanegarden Court
Victor Schendeler, 13524 Walnutwood Lane

A. ARCHITECTURAL CONTROL COMMITTEE (ACC)

1. 20037 Wanegarden Court

The homeowner of 20037 Wanegarden Court submitted an ACC Application for a new replacement deck, deck stairs and screened porch.

MOTION: (Jim/Steve) Accept the ACC Application for 20037 Wanegarden Court for new deck, deck stairs and screen porch as submitted.

Vote: Motion Passed - Unanimous

2. Complaint Regarding 20033 Wanegarden Court

Gerry Reed, 20037 Wanegarden Court, provided the Board with background information regarding arborvitae trees along the back of the property bordering the split rail fence that their neighbors (Gunn) at 20033 Wanegarden Court planted. Ms. Reed is concerned that the trees will grow too tall and block their view of the lake. Ms. Reed stated that Mr. Gunn in conversation had called the trees a "hedge". Management stated that according to the ACC rules, trees planted as a hedge must have an approved ACC Application.

Management stated that the Gunns were requested to fill out an ACC Application for the installation of the trees.

Ms. Reed stated that upon investigation she learned that these trees, emerald green arborvitae, should not be trimmed from the top. Dawn Gunn, 20033 Wanegarden Court, stated that the trees are not planted along the fence line. Ms. Gunn was advised

that the trees can be trimmed from the top and will be kept at the height they are now. Ms. Gunn stated that the larger trees in that area were removed and replaced with the smaller trees to define the side yard.

Jim Ganz, Board President, stated that he will recuse himself from any decision on this issue.

The Board will discussed this matter during Closed Meeting and will contact the homeowners on their decision.

3. Alterations to Common Area of Laurel Hill Way

Management stated that correspondence was sent from legal counsel to all homeowners on Laurel Hill Way who had not complied with the earlier request to complete the necessary ACC Application for alterations onto the common area for record purposes only. The correspondence allows for an additional thirty (30) days to complete the requested information.

The ACC meeting concluded at 7:30 p.m.

B. CALL TO ORDER

The January 2013 Board of Directors Meeting was called to order by Jim Ganz at 7:30 p.m.

C. MINUTES

1. November 14, 2012 Board of Directors Meeting Minutes

MOTION: (Steve/Jim) Accept the November 14, 2012 Board of Directors Meeting Minutes as amended.

Vote: Motion Passed - Unanimous

D. HOMEOWNER OPEN FORUM

1. 13524 Walnutwood Lane

Victor Schendeler, 13524 Walnutwood Lane, mentioned his concerns that the drainage work at 13449 Winterspoon Lane and 13488 Winterspoon Lane has increased the flooding on his property. Mr. Schendeler provided the Board with photos of the flooding in his yard during the recent sleet event. Mr. Schendeler requested that the drainage work on Winterspoon Lane be reversed to stop the flooding onto his property.

Management will have Mr. Schendeler meet with John's Labor Group to discuss options to correct/lessen flooding onto his property.

E. MANAGEMENT REPORT

1. Community Center

Management noted that there were three (3) rentals of the Community Center in December, no rentals for January, and two (2) rentals for February.

Management stated that the microwave in the Community Center kitchen is not working and notified the Board that a new microwave will be purchased for the kitchen. Management also noted that two (2) burners on the stove are not working. Management reminded the Board that they had previously been provided with a proposal to redo the kitchen and asked if this is an option that the Board still wants to pursue. The Board requested that Management look into purchasing a stove and microwave in black for the Community Center kitchen.

2. Grounds Maintenance

Management reminded the Board that McFall & Berry submitted a landscape proposal for the common area at Willow Cove Manor in November. Management requested that Board members review the proposal to be prepared to discuss it at a future meeting. The Board members stated that they will look at the area and will revisit this proposal at the February Board Meeting.

3. Swimming Pool

Management stated that the matting in the Wanegarden Pool House has been replaced.

Management provided the Board with the pool pass information packet for review. Management noted that the tenant information sheet has been eliminated and that information is now on the application sheet.

Management mentioned that a Babysitter's pass is included in the pool pass application for homeowners who have a nanny, grandparent, or similar caretaker who is otherwise not eligible for a resident pass. The cost of this pass is \$50.00.

Management has requested that Community Pools send a representative to attend the March Board of Directors Meeting to discuss the upcoming 2013 pool season.

MOTION: (Jim/Robert) Approve the Pool Pass Information Packet as presented for the 2013 pool season.

Vote: Motion Passed - Unanimous

4. New County Requirement for Automated External Defibrillators (AEDs)

Management provided information to the Board on the new Montgomery County law that requires all swimming pools in Montgomery County to have an AED on the premises.

5. Tot Lot Replacement on Walnutwood Lane

Management advised the Board that the playground equipment for the tot lot located on Walnutwood Lane has been installed.

6. Wood Carpet Proposal for Tot Lots from Playground Specialists

Management provided the Board with a proposal from Playground Specialists for additional woodcarpet to be added to eight (8) playgrounds in CVS to bring them into compliance. The cost of the proposal is \$12,519.00.

The Board requested that Management send the bid for woodcarpet to McFall & Berry.

7. Replacement of Tot Lot located on Teakwood Circle

Management stated that while performing the inspection for adequate woodcarpet at the tot lots, it was noted that many of the elements of the playground equipment on Teakwood Circle are no longer in compliance with established safety guidelines. Playground Specialists recommended that this structure be replaced for a cost of \$18,712.94. Playground Specialists will offer a discount until the end of January 2013.

MOTION: (Robert/Steve) Accept the proposal from Playground Specialists dated November 22, 2012 that expires at the end of January 2013 to replace the tot lot on Teakwood Circle for \$18,712.94 to come from reserves.

Vote: Motion Passed - Unanimous

8. Renewal Contract from Control Security Services

Management advised the Board that the security service contract provided by Control Security Services (formally Montgomery Security Services) expired at the end of December 2012. Management had not received the new contract as of the January Board Meeting. The Board will discuss whether to continue with the security patrols when the new contract is received.

Management noted that the area of Teakwood Circle has experienced car damage and home break-ins recently. On Thursday, January 17th, a community service officer will speak to homeowners of Willow Cove Condominiums concerning what actions can be taken for protection. The Board suggested that Management place an announcement on the website about this meeting.

9. Damage to Community Sign on Wisteria Drive

Management noted that the community sign located on Wisteria Drive sustained a crack through the middle, due to the high winds of the storm on October 29, 2012. Management provided the Board with a proposal from Sterico Signs & Designs to replace the sign at a cost of \$2,650.00. The Association will be responsible for the \$1,000.00 deductible.

MOTION: (Robert/Steve) Proceed with the replacement of the community sign on Wisteria Drive and accept the proposal from Sterico Signs for \$2,650.00. The \$1,000.00 deductible to come from reserves.

Vote: Motion Passed - Unanimous

It was noted that the cost of installation was not included in the price.

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10. Financial Reports

Management inquired if the Board would be agreeable to receiving the Financial Reports via email versus regular mail. The Board agreed to receive the report via email.

F. NEW BUSINESS

1. Steve Buc noted that a renter, upon moving out, had piled trash onto the new plantings on Lake Park Court. Management will check on this matter.

G. CLOSED MEETING

MOTION: (Jim/Steve) Move into Closed Meeting at 8:20 p.m.

Vote: Motion Passed - Unanimous

H. RESULTS OF THE CLOSED MEETING

The Board took action on several delinquent accounts and discussed an ACC issue.

I. ADJOURNMENT

MOTION: (Jim/Robert) Adjourn the Closed Meeting and Regular Board Meeting at 9:10 p.m.

Vote: Motion Passed - Unanimous