

Churchill Village-South Homeowners Association
Board of Directors Meeting
January 9, 2008

The Board of Directors of Churchill Village-South Homeowners Association held a Board Meeting at the Community Center on Wednesday, January 9, 2008 at 7:30 p.m.

Board Members Present:

Mike Trentadue, President
Steve Buc, Vice President
Frank Grimm, Treasurer
Robert Fuss, Secretary
Dean Farley, Director
Amy Knowland, Director

Also Present:

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

Homeowners Present:

Gene McFarlane, 20117 Laurel Hill Way
Richard Hor, 19938 Lake Park Drive

A. CALL TO ORDER

The January 2008 Board of Directors Meeting of Churchill Village-South was called to order by Mike Trentadue at 7:26 p.m.

B. MINUTES

MOTION: (Dean/Frank) Approve the November 14, 2007 Board Meeting Minutes as written. The motion passed unanimously.

C. HOMEOWNER FORUM

1. Gene McFarlane, 20117 Laurel Hill Way, came to Board meeting with a couple of concerns. His townhouse backs up to the meadow off Laurel Hill Way. The grass has taken a beating, especially, near the picnic area and lake path. He has also noticed a vehicle driving across the grass.

The Board will take grass seeding under advisement. This area is not treated for weeds because it is a dog walk area. Also, if the vehicle is seen on the grassy area, try to get the licence tag and call the police, as this area does not provide vehicle access to the lake.

Mr. McFarlane also mentioned that there are often gatherings with possible drug use in the tunnel under Wynnefield Drive at the top of Laurel Hill Way. Some of the people may be from outside the community as there are often strange vehicles parked in open parking spaces at the top of Laurel Hill Way. The Board responded that the tunnels are County property, so if there is a problem, the police should be called for suspicious behavior. If the police are not responsive, he should let the Board know. Also, tag

numbers of strange vehicles can be sent to Annie, so she can check on them. The Board also suggested that a letter be sent out to homeowners in that area stating this information, and also copy the letter to the principal of Lake Seneca Elementary.

2. Richard Hor, 19938 Lake Park Drive, received a thank gift from the current Board for his past service on the Board.

Mr. Hor, was present to request funding and use of the Community Center for the Lake Clean-up Day sometime in April. The Community Center would be in use from Friday night through Saturday. Richard will need to check with the Community center Administrator for available weekends in April.

MOTION: (Frank/Dean) Agree to fund the Lake Clean-up Day project for \$500 and allow the use of the Community Center in April contingent upon availability through the Community Center Administration.

AMEND: (Frank/Dean) Waive the deposit and usage fee for the Community Center as this is a community event. The motion passed unanimously.

An article will be put in the next newsletter with the information on the Lake Clean-up Day. Robert Fuss will coordinate this project with the Lake Churchill Foundation.

D. ARC APPLICATION

1. 20127 Laurel Hill Way

The homeowner has requested permission for a shed and fence.

MOTION: (Dean/Frank) Approve application as presented with the exclusion of green wire mesh conditional on homeowner using galvanized wire mesh. The motion passed unanimously.

E. MANAGEMENT REPORT

1. Community Center Administrator

The contract for the Community Center Administrator is renewable in March and will be open to all applicants. The Board would like to open this position up to other applicants. The current Community Center Administrator will be informed that an advertisement for this position will be put in the newsletter and on the web site, and that she can also reapply for this position. Management will also post on the web site the qualifications and responsibilities for the Community Center Administrator along with a questionnaire for the candidates to fill out and return to Vanguard.

2. Security Cameras

Management had notified Kevin Shahbazi of eView Technologies regarding the Board's requests for additional cameras at the Winterspoon Pool and camera repositioning at the Wanegarden Pool. Management has not heard back from eView Technologies concerning these outstanding issues.

Mike Trenatadue stated that the Board could agree to continue the pursuit of the additional cameras, or accept the work as is and upgrade at a later time. Management has

withheld the final payment for services to eView Technologies. eView Technologies still owes CVS a training session for the system and a final check up. The Board agreed to pursue the installation of the two (2) additional cameras.

3. Storm Drain Guard

Management requested another quote for a rebar storm drain guard from Knoble, Inc. The quote for the work was \$750.00. The Board compared this quote with one previously submitted. The Board agreed that the guard proposed from Knoble, Inc. had wider spacing of the rebar so that leaves would not back up in front of the grate.

MOTION: (Dean/Frank) Authorize Vanguard up to \$750 for installation of rebar on the storm drain at 19956 Lake Park Drive, along with securing a couple more bids for welding of rebar across the drain. The motion passed unanimously.

4. Grounds Maintenance

a. *Tree at 25 Walnutwood Court*

Management received a complaint concerning a dead tree on Walnutwood Court. The proposal from Dunlevy for removal of white pine tree, removal of stump below surface, and reseedling is \$1750.

MOTION: (Dean/Frank) Award the contract to Dunlevy for removal of tree on Walnutwood Court as proposed. The motion passed unanimously.

b. *Trees at 13913 Wisteria Drive*

The homeowner sent Management a complaint of two (2) dead trees near their property. The homeowner sent pictures of the trees. The Board did not agree that they were dead. The trees do need to be trimmed. Vanguard will have Dunlevy inspect the trees and give a report. If Dunlevy agrees that the trees are viable, the homeowner has permission to trim back the trees that are overhanging on their property. Management will send the homeowner a letter with this information.

F. NEW BUSINESS

1. Certificate of Deposit

There is an \$84,000 CD that comes due the 14th of January.

MOTION: (Dean/Robert) Authorize Frank Grimm to roll over and dispose of the CD due on January 14, 2008 as Frank sees fit. The motion passed unanimously.

2. Trash Pick-up

Ecology Services sent Management a notice that there will be no trash pick-up in CVS on Monday, January 21, Martin Luther King, JR. Day. There will only be pick-up on Thursday.

G. OLD BUSINESS

1. Drainage Problems at 13540 Winterspoon Lane

Management acquired the services of CPJ evaluate the grade and drainage problems at 13540 Winterspoon Lane. According to documentation and the plat map the grade for the common area has not shifted. The grades on the homeowners property may have shifted and the house was probably built too low on the property.

MOTION: (Frank/Dean) Acquire a complete set of plans of CVS and turn them over to Vanguard. The motion passed unanimously.

MOTION: (Frank/Robert) Have CPJ write a letter to Vanguard assessing the common area house near 13540 Winterspoon Lane based onn field observation and written documentation, short of doing a survey. The motion passed unanimously.

2. Fence at 13409 Walnutwood Lane

The request from the Board for removal of fence railing is approaching sixty (60) days. Management has not inspected the fence recently. If the fence railing is not removed by the sixty (60) days, the matter will go to the County.

3. Street Lights Out

The street lights are still out on Wynnefield Drive and also on Wisteria. Management will write a letter to Allegheny Power requesting that they inspect the street lights after dark, to show that they are out. A copy of this letter will be sent to Rob Garagiola.

H. ADJOURNMENT

MOTION: (Dean/Frank) Adjourn regular Board Meeting at 8:40 p.m.