

Churchill East Village Community Association, Inc.

Board Actions
4th Quarter 2010

Note: Board meetings are held the 4th Monday of the month and are usually held at the Germantown Community Center located at 18905 Kingsview Road, Germantown, Maryland, and begin at 7:00 PM. Signs are posted at the entrances to the Community announcing the meeting and its location. Board meetings are open to all residents/homeowners who wish to attend. Homeowners/residents may sign in and participate in the Homeowner Forum to voice concerns. To protect the privacy of individuals, enforcement actions, neighbor complaints, and collection of HOA fees are *NOT* included in this summary.

I. OCTOBER BOARD MEETING

A. Elect 2010/2011 Officers

Gerrit DeJager nominated Patti Ryan for the position of President; Bill Harris seconded. Ruth Watkins nominated Jamie Breckenridge for position of President; Jamie seconded. The Board cast confidential ballots, and Jamie Breckenridge was elected President by majority.

Other officers were elected as follows:

Patti Ryan – Vice President; Ruth Watkins – Secretary; Gerrit DeJager – Treasurer; and Bill Harris – Director. **Motion Passed.**

B. Gazebo/Fence Vandalism

A homeowner reported that he witnessed teen-aged boys climbing the fence to get on the roof of the gazebo of the pool. He would like the Board to consider installation of preventive measures to deter access, including installation of barbed wire.

The Board requested Management respond to the homeowner that if he knows the individuals who are trespassing and damaging the fence and gazebo, he needs to let us know. He should also contact the police should he witness this occurring again. Management will also check the fence around the gazebo to see if anything has been damaged. The Board does not want to install barbed wire because of the potential liability and because it would hurt the aesthetics of the area.

C. Relocation of Vehicles for Parking Lot Striping

Management provided the Board with the invoice for \$2065.00 for moving vehicles during the recent parking stall striping and numbering.

D. Concrete Replacement

Management advised that the weather has not cooperated with replacement of concrete and that the job may not be completed until spring.

E. Approve 2011 Operating Budget

Motion: That the Board approve the 2011 Operating Budget with HOA fees at \$93.00 per unit per month. **Motion passed.**

F. Tot Lots

Management received notice from a resident on Pickering that the rubber mulch underneath the swings is gone, leaving stones and small rocks. Management recommended we replace the mulch. It is not clear why this special mulch is missing from the area.

Motion: That the Board approve Management to evaluate all tot lots to see if adequate mulch is in place and if not, replace the rubber mulch with cheaper wood mulch. **Motion Passed.**

G. Review Action Item List

Item 5: The pay phone at the pool should be removed so that a less expensive phone can be installed in the pool house. Management will take care of contacting the phone company and replacing the phone.

Item 6. Shed size requirements. This will be tabled until spring and, since it involves a change in architectural rules, will need to be published to the community for comment.

Item 9. Path from School on Thunderhead. The Community has received no additional information from Montgomery County on their plans to renovate school property.

Item 23. Revocation of parking space privileges. Management provided us with its report and this item is removed from the list.

II. NOVEMBER BOARD MEETING

A. Approve 3rd Quarter Board Action report for posting on the website.

Motion: To approve the Third Quarter Board Action Report for posting to the Website with corrections. **Motion Passed.**

B. Approve and sign the Betson Contract

Motion: To approve the contract with Ron Betson for 2011. **Motion Passed.**

C. Amend or approve the 2011 Operating Plan

Motion: To approve the 2011 Operating Plan with corrections to dates in May. **Motion Passed.**

D. Approve the Deferred Assessment Resolution

Motion: The Deferred Assessment Resolution was approved so that any surplus funds from 2010 can be used in 2011. **Motion Passed.**

E. Tot Lot Renovations

The Board requested Management invite a Tot-lot equipment contractor knowledgeable about Montgomery County Code to come to the February meeting. Meanwhile, Jeanette will route a catalogue of tot-lot equipment among the Board members to prepare for the meeting.

F. Pool contract

The Board requested that Management seek competitive bids for the 2011 pool contract.

G. Review Action Item List

No corrections were made to the Action Item List.

III. DECEMBER BOARD MEETING

There was no December Board meeting.