

Churchill East Village Community Association, Inc.

Board Actions

1st Quarter 2012

Note: Board meetings are held the 4th Tuesday of the month and are usually held at the Upcounty Regional Services Center located at 12900 Middlebrook 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 homeowners /residents 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. JANUARY BOARD MEETING

A. Approve 2012 Pool Pass Package

The Board discussed the pool pass application, instructions, and access controls for the pool.

Motion: To accept the pool pass application, with correction, for the 2012 pool season. *Motion Passed.*

B. Ratification of Electronic Vote for Princeton Hydro to Proceed with Permit Applications

The e-mail vote, which was unanimous, authorized Princeton Hydro to move forward with obtaining Montgomery County permits for the Stream Bed Erosion/Pedestrian Path Repair work.

C. Discussion of Delinquencies

The Board discussed the collection report from the attorney and the pros and cons of conducting a Sheriff's sale of the delinquent properties.

D. Draft Audit of 2011 Books by Goldklang Group

Motion: To approve the Draft Audit as presented by Goldklang Group CPA firm. *Motion Passed.*

E. Recent Ice Storm

The Board discussed the recent ice storm and the request to Management from the 13400 block of Country Ridge to apply abrasives to the drive lanes. (Management authorized application of abrasives after approval by the Board president.)

F. T Cooper Contract

Management is to provide the standard Vanguard contract to T Cooper for providing patrols to the community for 2012 with the same terms as the 2011 contract.

II. FEBRUARY BOARD MEETING

A. Flood Plain

The Board requested that Management obtain a proposal from AW Landscapes for planting a wildflower meadow in the flood plain in order to reduce the amount of lawn that would need to be mowed and spruce up the area. Management indicated she would be receiving the proposal in the near future and would e-mail the information to the Board.

B. Posting of Board Actions to the Website

Motion: To approve posting the 4th Quarter 2011 Board Actions on the website. *Motion Passed.*

C. Approve Proposal to Repair Pedestrian Path

Motion: To approve the proposal submitted by John W. Gleim, Inc. to repair the drainage and pedestrian path that go from the new bridge to the elementary school at a cost of \$81,165.00. *Motion Passed.*

D. Repair of Old Bridge in Floodplain

A cursory look at the bridge indicates it is still in good shape. Therefore the Board is tabling this item.

E. Repair of Drainage Swale in back of 13409 Country Ridge Drive and adjoining properties

Motion: To approve the proposal by John's Labor Group to enlarge the drain boxes located at either end of the swale, re-grade the swale, and plant seed with curlex to control erosion in this area at a cost of \$5,900. *Motion Passed.*

F. T Cooper Contract

Motion: To approve the T Cooper contract for a courtesy patrol for 2012. *Motion Passed.*

G. Tree in Stream Bed

Mr. DeJager is concerned about a tree that has fallen in the stream bed, which during heavy flooding, might be pushed into the old bridge and damage the bridge. After discussion, the Board tabled this until the next meeting so that Board members would have time to look at the area and Management would also ask John's Labor Group to look at the tree to see if it needs to be removed.

H. Street Cleaning

Because we had no snow this year and minimal sand was applied to the street and parking areas, the Board decided not to request the annual clearing of sand from the streets.

III. MARCH BOARD MEETING

A. Pre-Season Pool Supplies

Community Pools provided Management with a list of supplies that are required before the pool can be opened.

Motion: To approve spending \$1,835.75 to acquire pool supplies that are needed. *Motion Passed.*

B. Wildflower Meadow in Flood Plain

At the Board's request, Management received a proposal from AW Landscapes to plant a wildflower meadow in the flood plain to reduce costs of mowing and add aesthetic appeal to the area.

Motion: To approve proposal for \$1,800 to aerate, over seed, and fertilize the area with a mixture of wildflower seeds. *Motion Passed.*

C. Pedestrian Path Project—Pickering

Princeton Hydro presented a proposal to provide Construction Oversight and Administration Services for the pedestrian path project and provide daily field reports to Churchill East Village.

Motion: To accept the proposal submitted by Princeton Hydro at a cost of \$19,070 for oversight and administration services for the pedestrian path project. *Motion Passed.*

D. Repair of Old Bridge in Floodplain

At the Board's request, Management asked John's Labor Group to look at the stream bed and associated debris that are affecting stream flow under the old bridge. The degradation of the area is also caused by blocked storm drains originating from Club Hill Drive.

After discussions with Management, John's Labor group presented the Board with a proposal to clear the stream path and place rip rap in strategic areas to prevent the stream bed from eroding at a cost of \$3,400.00.

The Board decided to table hiring of a structural engineer to review the stability of the bridge until 2013.

Motion: To approve spending \$3,400.00 to remove downed trees and woody growth obstruction from stream flow and to place 10 tons of rip rap on the down side of the bridge to prevent embankment from eroding. *Motion Passed.*

E. 2012 Landscape Walkthrough

The Board request management contact AW Landscapes and coordinate our annual landscape walkthrough of the community.

F. 2012 Bulk Trash Pickup

The Board requested Management contact Ecology Services to schedule the annual Bulk Trash pickup on June 2. {Note: In April, Ecology informed management they could not perform the pickup on the 2nd, so the date of the pickup changed to June 9th}.

G. Review of CD's

Management indicated a few CDs were coming to term, and she will send an e-mail to the Board with the listing and recommendation to move money into the Money Market to fund upcoming projects.