

Churchill East Village Community Association, Inc.
3rd Quarter 2012 Board Actions

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. JULY MEETING

A. Pool Party Guidelines

The Board suggested revisions to the pool party guidelines. Vanguard will revise the guidelines per above and send to the Board for electronic vote.

B. Tree Maintenance

Two proposals were received for tree maintenance, removal, and replacement. AW Landscapes had the lower bid.

Motion: To accept the proposal by AW landscapes to remove and/or limb up trees and to replace trees per the proposal. *Motion Passed*

C. Path Project

Management received an amendment to the contract with Princeton Hydro increasing the cost of the path project due to the discovery of a concrete road under the path and for removal of bedrock. The total cost is now \$91,150.

Motion: To accept the increase in cost to excavate bedrock and apply stone and fabric under the pavement for proper drainage. *Motion Passed.*

D. Renewable Energy Regulations

Motion: To approve renewable energy regulations. *Motion Passed.*

E. Plug-In Vehicles

Management introduced new information on the types of electric boxes that could be used as charging stations for electric cars. Since this is an ongoing topic, the Board tabled any discussion and noted that the homeowner with the Volt was using a cord cover, which is an acceptable solution.

F. Wildflower Meadow

Mr. DeJager noted the wildflower meadow in the flood plain isn't doing very well.

G. Tot Lot Repairs

Playground specialists submitted a proposal to repair equipment in the tot lot at Country Ridge and Trimfield. The Board requested Management ask Playground Specialists to repair the equipment under the 1-year warranty.

H. Status of Certificates of Deposit (CDs)

The Board instructed Management to roll-over four CDs for a period of 1 year.

I. Approval of 2013 Budget

Management presented the draft budget and indicated that the Management Company contract, utilities, and other costs will increase 2.7 to 3 percent due to inflation.

Motion: To increase fees by \$2.00 (an approximate 2% increase) for 2013. *Motion Passed.*

II. AUGUST MINUTES

A. Approve 2nd Quarter Board Actions

Motion: To approve 2nd Quarter Board Actions for posting on the website. *Motion Passed.*

B. Request for Pool Memberships

Management received an inquiry from Churchill View condominiums on whether Churchill East would be interested in selling memberships to the pool to the condominium residents. Because of the administrative burden of issuing passes with minimal compensation in return and because of additional liability involved, the board determined it was not a good idea. Also selling of memberships to an outside group would require our community to adhere to stringent ADA requirements, which would require significant modifications to the pool at additional cost to Churchill East.

Motion: To authorize Management to notify Churchill View condominiums that Churchill East is not interested in selling pool memberships. *Motion Passed.*

C. Pool Party Rules

The Board tabled this item until January.

D. Pool Winterization

The Board reviewed Community Pools' proposal for maintenance expenditures for closing and winterizing the pool.

Motion: To accept the proposal by Community Pools to winterize the pool. *Motion Passed.*

E. Whitecoating of the Pool

Community Pools submitted a proposal to whitecoat the pool. The Board tabled this item until Management is able to ascertain when the last whitecoating was performed. A Board member also noted that the baby pool looked like it needed work and requested Management work with Community Pools to evaluate that pool for repair work. Management also indicated she would seek additional bids for the whitecoating job because of the expense involved.

F. Additional Tree Work

AW Landscapes proposed to remove a maple tree on the common area in front of 13284 Country Ridge Drive. The tree was damaged during the summer storm and deemed unstable.

Motion: To approve removal of the tree to include stump grinding. *Motion Passed.*

G. Flood Plain Meadow

AW Landscapes acknowledged that the seeds planted in the flood plain to create a meadow did not germinate and that AW would prep and reseed the area at no additional cost in the Spring.

H. Bridge in Flood Plain

Management pointed out that vandals are removing bolts and screws from the new bridge in the flood plain. Once the Churchill Foundation turns responsibility for the bridge to Churchill East continuing costs may be incurred to our association for repairs to the bridge. The Management package contained a proposal to provide additional supports to protect the balusters on the bridge from being kicked out by vandals. Ms. Watkins requested that Management advise the Churchill Foundation on our proposed fix to protecting the balusters before we contract the work.

I. Proposed New Pit-Bull Law

The Board will monitor progress of this proposed law in the Maryland legislature.

J. Repairs to Tot Lots

Management presented a proposal from Playground Specialists to repair the tot lot equipment located at Country Ridge and Trimfield that had been damaged by vandals.

K. The Management package included a copy of a letter from a homeowner who wanted a rewrite of the Articles of Incorporation and By-Laws. Since any revision of the governing documents would be very expensive in terms of time, labor, and legal expenses, any revision of these documents would also need to be accepted and approved by a two-thirds majority of the homeowners. The Board noted the recommendation but declined to pursue the matter further.

III. SEPTEMBER MINUTES

A. Mr. Greg Courtois from Millennium Pool Service, a pool maintenance company, attended the meeting as an invited guest to describe the process required in whitecoating the pool surface. Whitecoating is necessary every 7-10 years to even out the pool surface. It basically consists of chipping all old plaster off the pool shell and replastering/retiling surfaces as necessary to achieve a smooth finish.

B. Approve Contract to Whitecoat Pool

Management received two bids for the pool whitecoating. One was from Community Pools, who currently provides pool management services to the community, and one was from Millennium Pool Services, which provides maintenance of pools only.

The Board tabled the vote until Millennium submits a revised estimate that includes replacement of return fittings and waterline tiles. Management will e-mail the revised proposal for vote by the Board members.

C. Approve AW Proposal for Additional Tree Maintenance

Management received a proposal from AW to remove a tree that was damaged by a summer storm.

Motion: To accept the proposal by AW to remove and grind the stump of a tree at the Club Hill tot lot. *Motion Passed.*

D. Management received an inquiry from a Pickering Drive resident requesting that a common area tree be pruned to remove branches close to his house and to remove small dead branches in the tree. The Board tabled this item until Board members could look at the tree and determine if this is the most cost-effective way to deal with this issue.

E. WSSC Right of Entry Agreement

The Board received a Right of Entry Agreement from WSSC for maintenance of the manholes and associated pipelines. The agreement was reviewed by Jack McCabe, the Association's attorney.

Motion: To approve the Right of Entry Agreement with WSSC but stipulate that the right of entry is for a period of 365 days and that the right of entry does not convey an interest in the property. *Motion Passed.*

F. Drainage on Thunderhead

Management updated the Board on the issue of the drainage problem on Thunderhead resulting from water runoff from the elementary school. It appears the school system has corrected the problem and that the problem has been eliminated.

G. Snow Clearing Contract for 2013

AW submitted a proposal for snow removal. The rates are the same as for the 2012 season.

Motion: To approve the snow removal contract submitted by AW Landscapes. Watkins/DeJager

Vote: For (Breckenridge/Ryan/Harris/DeJager/Watkins); Abstain (None); Against (None)

H. Bulk Trash Pickups

Betson Services has put the Board on notice that they are experiencing an increase in the amount of items left at the curb after Ecology Services provides regular trash pickup. Frequently, residents put out items that the regular service provider will not take, such as mattresses, televisions, lawn mowers, furniture, etc. The Board will look into other service providers for regular trash pickups to see if enhanced service is available (other companies pick up some of the items mentioned). Management will draft a notice to homeowners advising them on proper disposal of these items. Management provided a listing of collection tips for the Board's review for possible posting on the website.

I. Street Signs

Mr. DeJager inquired about a comment from T Cooper that Montgomery County required all community signs to be fluorescent. Management had not heard this before and will look into whether there's any validity to this requirement.

J. Approve FY 2013 Operating Budget

The Board received two dissenting votes out of the 534 homes in the community.

Motion: To approve the 2013 Operating Budget as submitted. *Motion Passed.*

K. Approve the Deferred Assessment Resolution

Motion: The Deferred Assessment Resolution was approved so that any surplus funds from 2012 can be used for operations in 2013. *Motion Passed.*