

Churchill East Village Community Association, Inc.  
**4th Quarter 2014 Board Actions**

Note: Board meetings are held the 4<sup>th</sup> 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, matters of enforcement actions, neighbor complaints, and collection of HOA fees are *NOT* included in this summary.

**I. OCTOBER MEETING**

**A. Dean Kaufman, John's Labor Group**

Mr. Kaufman provided his observations and recommendations for fixing the storm drains that flow into the flood plain. After much discussion, the Board authorized Mr. Kaufman to contact CPJ, the engineering firm that provided recommendations for repair of the area, to find out if CPJ believes Mr. Kaufman's approach feasible.

**B. Organization Meeting**

Motion: To approve Board positions as are currently held (i.e., Breckenridge, President; Ryan, Vice President; Watkins, Secretary; DeJager (Treasurer); and Harris, Director. *Motion Passed.*

**C. Pool Repairs**

Building Envelope Consulting (BEC) inspected the bath house and advised they could not find waterproofing below grade to prevent water from leaking into the pool house. They would like to provide a proposal and scope of work for the Board's review for bid solicitation to fix the below-grade leak. Management will contact BEC for cost and proposal.

**D. Pool Fence Repairs**

Vandals cut a hole in the pool fence and Management requested an e-mail vote from the Board to repair the fence.

Motion: To ratify the e-mail vote to repair the hole in the fence. *Motion Passed.*

Since the repair only covered the hole, Management requested the Board consider replacing the entire panel. This item was tabled until the November meeting.

**D. 2015 Asphalt Maintenance**

Motion: To approve David Gertz to prepare the specifications for Phase 2 of the asphalt project. *Motion Passed.*

**E. Approve 2014/2015 Snow Removal Contract**

Motion: To approve the proposal from AW Landscapes for snow removal for the 2014/2015 season. *Motion Passed.*

Ms. Breckenridge requested Management remind AW that snow is to be removed only from the sidewalks on the Fire Lane side of the street.

**F. Approve the Deferred Assessment Resolution**

Motion: The Deferred Assessment Resolution was approved so that any surplus funds from 2014 can be used for operations in 2015. *Motion Passed.*

**G. Approve 2015 Operating Budget**

Motion: To approve the 2015 Operating budget with a monthly assessment of \$103.00. *Motion Passed.*

**H. Changes in Money Market Account/CDs**

Motion: To approve moving \$25,000 from the Money Market account and reinvesting the amount in a 1-year CD. To also approve reinvesting a CD maturing in October for \$144,000 into a \$100,000 12-month CD and \$44,000 18-month CD. *Motion Passed.*

**I. Pool Phone**

Management contacted the phone company to see if there could be cost savings by changing the Verizon plan for the pool phone.

Motion: To approve changing the pool phone plan to a 2-year plan at \$16.34 per month, with limited local calling. *Motion Passed.*

**J. Parking on Trimfield**

When the new asphalt parking lines were applied, a new parking space appeared. Management will investigate and the new space gives that unit three parking spaces.

**II. NOVEMBER MEETING**

**A. Bath House Repairs**

Motion: To approve the proposal from Building Envelope Consulting (BEC) to prepare a design and specification proposal for waterproofing the area of the pool bath house that is damp from water seepage. *Motion Passed.*

**B. Pool Fence Repair**

Motion: To replace the panel of fencing that was spot-repair in September. *Motion Passed.*

**C. Trimfield Lane Parking**

Management could not verify why an extra parking space was marked during the recent asphalt repair, which gave one homeowner three parking spaces.

Motion: To notify the homeowner that we will be removing the extra parallel parking space that was marked in error. *Motion Passed.*

**D. Betson Lawns, etc.**

Motion: To renew the contract with Betson Lawns for general waste removal with no increase in cost. *Motion Passed.*

