

Churchill East Village Community Association, Inc.
1st Quarter 2016 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, matters of enforcement actions, neighbor complaints, and collection of HOA fees are *NOT* included in this summary. Additionally to protect our contractors, award amounts are not included but can be viewed in Churchill East official minutes at the offices of Vanguard Management by appointment.

I. JANUARY MEETING

(Note: due to inclement weather the January meeting was not held.)

II. FEBRUARY MEETING

A. Storm Drain Analysis

Management presented the board with two bids for the repairs to the storm drains. After discussion, the Board accepted the bid by Hamilton Site Construction, which bid to specifications as outlined by Charles P. Johnson (CPJ) as opposed to the second bidder, whose bid modified the CPJ specifications.

Motion: To approve repair of the storm drains at Outfall #33, #58, #13, #50, and #62. *Motion Passed.*

B. Revised Montgomery County Towing Ordinance

Management provided the revised agreement with Henry's Towing, the Association tow contractor, to ensure that the Association is in compliance with the revisions to Montgomery County Code, Chapter 30C, Motor Vehicle Towing and Immobilization on Private Property.

C. Pool Pass Applications and Regulations

Management presented the Board with the pool pass application package.

Motion: To approve the pool pass package as presented. *Motion Passed.*

D. Financials

Motion: To combine \$18,000 from the Morgan Stanley Money Market account with the CD totaling \$42,000 due for renewal in February to a 3-month CD. *Motion Passed.*

III. MARCH MEETING

A. Pre-season Pool Repairs and Supplies

Continental Pools submitted a proposal for pre-season repairs.

Motion: To approve expenditures to prepare the pool for the 2016 pool season. *Motion Passed.*

B. Tree Maintenance Request

An owner indicated the tree located in front of her house on the common area looked unstable. AW Landscapes inspected the tree and noted it was splitting and recommended removal.

Motion: To approve removal of the tree. Removal of the stump is postponed to a later date so that it can be performed in conjunction with other stump removals. *Motion Passed.*

C. Asphalt Maintenance--Potholes

The repair of potholes will be addressed when the 3rd phase of the asphalt project is put to bid.

D. Sand Removal

The Board requested that Management contact AW to arrange for sand removal from the parking and drive lanes.