

Churchill East Village Community Association, Inc.

Board Actions

3rd 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. JULY BOARD MEETING

A. Advise how to proceed with recommendations for shed sizes.

Bill provided information from other community documents that described limitations on sizes of sheds. Ruth requested that Bill narrow the information down by researching what standard sizes of sheds are available at local home improvement stores.

B. Advise of any changes to the Betson contract and start date.

Ruth noted that the contract has a clause that Betson must “remove all trash cans & recycle bins from islands, storm drains, etc.” Since Betson has indicated he will not pick up bins on islands, the Board requested that the wording be “Remove all trash cans & recycle bins from storm drains, etc.” Management will change the wording in the contract with a start date of January 1, 2011.

C. Discuss what to do with the supports for the swing at the Thunderhead Drive tot lot

The Board approved removal of the supports since they are unsafe. Jamie said she saw tot lot equipment in another community that she thought would work for Churchill East. She will bring pictures of the equipment to the next meeting.

D. Guard Rail/Repairs in Flood Plain

AW provided a proposal to install a board and timber retention guardrail plus a stone path around the guardrail for \$1800.00.

Motion: That the Board approve AW’s proposal. **Motion Passed**

II. AUGUST BOARD MEETING

A. Princeton Hydro, LLC

Geoffrey Goll of Princeton Hydro attended to discuss erosion of the stream bed near Father Hurley Boulevard. Mr. Goll is familiar with the area in question as the area was evaluated as part of Princeton Hydro’s contract with the Lake Churchill Foundation to repair the headwall. He indicated we could shore up the stream bed with restoration mitigation methods and reuse some of the rip-rock that is currently at the head wall where the new bridge will be installed. He said the rip-rock would help deflect water currents from deteriorating the sides of the stream bed. He said that Princeton Hydro could assist with preparing proposals and acquiring the appropriate County permits to work in the stream bed. He also will provide a copy of the plat that shows the property lines between Churchill East and the Churchill Ridge property to evaluate how to stabilize the path, which runs between the properties and which is also deteriorating.

B. Approve Proposal to Repair Pool Furniture

Motion: That the Board approve the proposal by Criterion, Inc. to repair 26 chaise lounges, 17 sand chairs, and 9 straight arm chairs at a cost of \$2,515.38. **Motion Passed**

C. Advise How to Proceed with the Concrete Proposal

Since we have only received one proposal to date to repair concrete, the Board requested that Management pursue additional bids for the September meeting.

D. Advise how to respond to homeowner request for dog curbing signs.

The Board advised Management to let the complainant know that we already have posted signs and encourage him/her to provide us the names of the individuals who are in violation.

E. Approve the 2011 draft budget

Motion: That the Board accept the draft budget with an increase in fees of \$3.00 to cover snow removal; tree maintenance, and reserve funds.

F. Bollards for emergency vehicle turn-around on Country Ridge Drive

Management has received one bid for the bollards. The Board requested additional proposals be acquired.

G. Waters Landing Elementary Renovations

Management has contacted the County School Board to ensure that the Churchill East Board is advised of meetings to discuss school property renovations that may impact the Churchill East property.

III. SEPTEMBER BOARD MEETING

A. Advise Management of Desired Location for 2011 Board Meetings

The Board requested Management try to reserve meeting space at the UpCounty Regional Services Center, and if that is not available, reserve space at the Germantown Community Center.

B. Approve Grounds Maintenance Contract for 2011

Motion: That the Board approve the proposal by AW Landscapes for grounds maintenance for a 3-year period starting in 2011 with no cost increase for 2011; a 2% increase in 2012, and a 3% increase in 2013. **Motion Passed**

C. Approve Proposal from AW Landscapes for Tree Maintenance

Motion: That the Board approve removal/maintenance of the following trees: rear of 13112 Country Ridge, prune; front of 13110 Twilight, remove tree and grind stump; front of 20146 Club Hill, grind stump; front of 13001 Country Ridge, remove tree debris in finger island. Total cost \$870.00. **Motion Passed**

D. Approve 2010-2011 Snow Removal Contract

Motion: That the Board approve the snow removal contract with AW Landscapes for the 2010-2011 season. **Motion Passed**

E. Approve contract with Princeton Hydro for Stabilization/Remediation of Stream Bed/Pedestrian Path Area

Motion: That the Board approve the contract with Princeton Hydro for engineering analyses of the stream bed/floodplain area and recommend stabilization/remediation at a cost of \$30,790, which includes obtaining permitting fees and preparing request for proposal from

contractors to perform the work. Funding for the project will come from reserves. **Motion Passed**

F. Advise How to proceed with Installation of Three Bollards on Country Ridge Drive

Motion: That the Board approve contract with O'Leary Asphalt to install the three bollards at a cost of \$1,800.00. **Motion Passed**

G. Approve Proposal to Complete Concrete Replacements

Motion: That the Board accept the proposal from O'Leary Asphalt to complete concrete replacement at a cost of \$34,749.00 to be funded from reserves. **Motion Passed**

H. Formalize the Board's E-mail approval of purchasing 9 CDs on a "CD ladder" (maturing at different intervals), totaling \$191,000.

Motion Passed unanimously by e-mail vote