

Churchill East Village Community Association, Inc.

Board Actions

1st Quarter 2011

Note: Board meetings are held the 4th Monday of the month and are usually held at the Germantown Library located at 19840 Century Boulevard, 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. JANUARY BOARD MEETING

A. Approve contract with Community Pools for the 2011 Pool Season

Management reported that she solicited proposals for the 2011 pool contract from five companies and that only one proposal was received, which was from Community Pools. She said two companies contacted her with questions, but did not submit proposals.

Motion: To approve the pool contract with Community Pools for the 2011, 2012, and 2013 season at a cost of \$34,900, \$35,947.00, and \$37,025.00, respectively. *Motion Passed.*

B. Approve removal of a tree at 12931 Pickering and replace it with a Crepe Myrtle

Motion: The Board approved removal of the tree later in the year after the Spring landscape inspection has been performed so that the cost of removal may be combined with other work. The Board voted to not replace the tree. *Motion Passed.*

C. Approve renewal of the contract with T. Cooper for the Courtesy Patrol.

Motion: To approve a contract with T. Cooper at a rate of \$48.50 per hour at 14 hours per week from June 1 – October 30; plus 2 hours twice per month for parking enforcement from February to May 31. (Same schedule and cost as 2010.) *Motion Passed.*

D. Respond to request for additional trash removal and rodent control from unit owner Thunderhead Drive.

The Board advised Management to respond that we have a separate contractor from our bi-weekly trash contractor to remove bulk items and blown trash from the Monday and Thursday regular trash pickups and that the contractor performs the work once per week based on volume and instructions from Management, and that rodent control is the responsibility of the individual homeowners.

E. Shopping Carts

Management indicated that a resident on Pickering complained to Montgomery County about the number of shopping carts in the common area on Churchill East property near Churchill View Condos. Montgomery County contacted Management and threatened to fine Churchill East \$500/day for every day the carts remained. Management authorized Betson to remove the carts at a cost of \$150.00 and that the Vanguard property inspector monitor the area.

II. FEBRUARY BOARD MEETING

A. Approve Corrected Contract with Community Pools

The Board approved the contract for the 2011 pool season at the January meeting with corrections. The corrected contract was included in the February management package.

B. Provide Suggested Dates for Annual Landscape Inspection

The Board requested Vanguard contact AW Landscapes to see if they could perform the annual inspection either May 7 or May 14, starting at 9:00 a.m.

C. Determine Course of Action for Tot Lot Renovations

The Board requested Vanguard (a) determine how much money is in reserves for tot lot renovations, and (2) advise Mr. Stokley of Playground Specialists to prepare a proposal to the Board that includes renovation/design of all tot lots, including removal of old equipment, at a cost not to exceed \$150,000.

D. Approve Bid(s) to Provide Spring Street Cleaning

Vanguard advised that only two bids were received to date for street cleaning: one from AW Landscapes for \$4,325.00 and one from O'Leary Asphalt for \$6,875.

Motion: That the Board approve the bid for street cleaning from AW Landscapes for \$4,325.00 with stipulation that the cleaning must be performed before April 14. *Motion Passed.*

E. Review and Approve Pool Package

The Board gave Vanguard comments on the pool package and requested that stickers be used for the 2011 pool season. The Board requested that Vanguard place stickers on the passes before they are sent to the applicants rather than send the stickers to the applicants to put on the passes.

F. Shopping Carts

Jamie presented an e-mail from the Giant store that indicated the store is willing to remove the carts if they are notified where the carts are.

III. MARCH BOARD MEETING

A. Approve 4th Quarter Action Item List to Post on Website

The Action Item List was approved in February with correction.

B. Pre-Season Pool Maintenance

The Board was presented with a listing of required equipment/chemical maintenance items based on recommendations of Community Pools.

Motion: To approve spending of \$1,775.02 for seasonal maintenance. To spend \$3,600 (reserves) for replacement of the diving stand. *Motion Passed.*

C. Confirm Date for Spring Walkthrough with the Landscaper

The Board confirmed May 14 as the date for the spring walkthrough.

D. Deterioration of Headwall

Jamie felt the headwall between Thackery and Pickering had deteriorated to the point where it might be a safety hazard.

Action: Closely monitor the area to see if spring rain storms further damage the area and if a barrier needs to be erected before the bridge is installed.

E. Repair storm drain cover at 13152 Country Ridge Drive

The storm drain cover was pushed back by the snow contractor and the Board did not feel it was necessary to replace the cover. The Board requested AW look at the cover to see if it could be pulled back into place.

Action: See if AW can pull the cover back into position.

F. Tot Lot Renovations

The Board reviewed diagrams from Playground Specialists for replacement of tot lot equipment and will try to make a decision on replacement at the April meeting so that work can commence.

G. Approve replacement of damaged guardrail at 13400 Block of Country Ridge Drive

Motion: To approve expending \$1622 to repair damaged guardrail at the above location. *Motion Passed.*

H. Approve removal of large tree in flood plain that's blocking the path at a cost of \$1600.00.

Motion: To approve removal of the tree. *Motion Passed.*