

Churchill East Village Community Association, Inc.
4th 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. OCTOBER MEETING

A. Approve Contract to Whitecoat Pool

The Board approved the contract from Millenium Pools by electronic vote after they presented a revised proposal to include replacement of return fitting and waterline tiles.

Motion: To ratify the unanimous e-mail vote to approve the proposal from Millenium Pools to whitecoat the pool at a cost of \$75,249.00. *Motion Passed*

B. Approve AW Proposal for Additional Tree Maintenance

Motion: To accept the proposal from AW Landscapes to trim branches off a tree located on common property near 13916 Pickering Drive at a cost of \$285.00. *Motion Passed*

C. Community Patrol Contract

The Board received proposals from T Cooper Security and from Security Unlimited for performing community patrols for 2013. The Board asked Management to request T Cooper attend the November meeting to discuss the service they provided to the community in 2012 prior to deciding on which proposal to accept.

D. Maryland's New Pit Bull Law

John "Jack" McCabe, who provides legal services to the community, discussed the new Maryland law relating to Pit Bulls and the potential for the community to be held liable in cases of a Pit Bull attack. The Board requested Mr. McCabe provide the definition of a "pit bull" based on definitions in a similar law in Prince George's County, and to draft a rule to protect the Association from lawsuits.

E. Trash Removal

The Board has been cognizant of the increasing amounts of trash left at the curb for pickup. Most of the trash is items that Ecology will not pickup, such as mattresses, televisions, furniture, etc. Management presented a proposal by Potomac Disposal, which typically picks up more of these-type items. Potomac Disposal also provides two bulk pickups per year at no additional charge and also picks up on many Federal holidays. The savings by switching to Potomac Disposal would be about \$1600 per year. This item was tabled until the February 2013 meeting.

F. Review and Approval of 2013 Operating/Meeting Plan

Motion: To approve the 2013 Operating Plan as presented by Management. *Motion Passed*

G. Parking Enforcement

The new Montgomery County towing law requires that additional signage of a certain size and with certain verbiage be installed for every 7500 square feet of parking space. Management, in consultation with Henry's Towing Service, will research how many signs would be required to comply with the law.

H. Discuss Replacement Fencing on Common Area Retaining Wall

Management is requesting proposals from fencing companies to replace the existing common area wooden rail fences with plastic-covered chain link. Ms. Watkins requested a price estimate for aluminum or iron fencing also be obtained.

I. Investment Accounts

Because the community plans to repave the parking areas in 2013, the following decision was made by the Board on recommendations by Management:

Motion: To close out the Money Market account with Wells Fargo (\$40,609.32) and to move the money into a Smith Barney account, to reinvest the Smith Barney CD maturing in 11/13/2012 (\$50,000), and take \$50,000 from the Smith Barney Money Market account and invest all funds into a short-term CD. *Motion Passed*

J. Election of Officers for 2013

The Board unanimously agreed that the current officer positions remain the same.

II. NOVEMBER MEETING

A. Approve 3rd Quarter Board Action for posting to the Website

Motion: To approve 3rd quarter Board actions for posting on the website. *Motion Passed*

B. 2013 Pool Addendum

Motion: To ratify the pool addendum from Community Pools for the 2013 season, which was signed in October. *Motion Passed*

C. Community Patrol Contract

A representative of T Cooper attended to discuss their past services to the community and what the Board expected in the upcoming year.

Motion: To approve the contract with T Cooper Security for 2013 with no increase in rates. *Motion Passed*

D. Maryland's New Pit Bull Law

John "Jack" McCabe prepared a proposed new rule on Pit Bulls in light of Maryland's new planned Pit Bull law.

Motion: To approve the proposed new rule on "Conditions for Keeping Pit Bull Terriers" for submission to Churchill East homeowners. *Motion Passed*

E. Parking Enforcement

The State of Maryland has introduced a new law that severely restricts the ability to tow vehicles that are in violation of association rules and laws and also requires additional signage throughout communities. Because Montgomery County has requested a waiver to the new law, this issue was tabled until March 2013.

F. Contract with Betson Services

Motion: To renew the contract with Betson Services for 2013. *Motion Passed*