

Churchill East Village Community Association, Inc.
4th Quarter 2013 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.

I. OCTOBER MEETING

A. 2014 Operating/Meeting Plan

Motion: To approve the 2014 Operating/Meeting Plan as presented by Management. *Motion Passed.*

B. Swimming Pool Contract

Management received three proposals for continued operation of the pool at the 2013 daily schedule (closed once per week). Proposals received were from: Community Pools; RSV Pools; and Continental Pools. A second request for proposal was received from each company to close the pool an additional day per week (Thursday).

Motion: To accept Continental Pools proposal, which includes closing the pool an additional day (Thursday) for the 2014 season. *Motion Passed.*

Mr. DeJager will investigate the use of barcodes on passes to provide better accountability for those who use the pool and also to track how many individuals use the pool on any given day.

C. Landscape Maintenance Contract

AW Landscapes provided a proposal for continuation of the landscape contract, which includes a 2% increase each year for 2014 through 2016.

Motion: To accept AW Landscape's proposal for 2014 and at a 2% increase each year through 2016. *Motion Passed.*

D. Tree Maintenance

A tree located in the finger island at 13142 Country Ridge drive has significant storm damage and is in decline and needs to be removed.

Motion: To accept AW Landscapes proposal to remove the tree and grind the stump. The tree will not be replaced. *Motion Passed.*

E. Contract Renewal with T. Cooper Security Consultants

Motion: To approve renewal of the courtesy patrol by T. Cooper Security Consultants for 2014 at the same rate as 2013. *Motion Passed.*

F. Contract Renewal with Betson Lawns Etc., Inc.

Motion: To renew the contract with Betson Lawn's Etc., Inc. to provide additional trash service to the community by removing bulk trash on a weekly basis at an increase of \$40.00 per month from 2013 rates. *Motion Passed.*

G. Snow Clearing Contract

AW Landscapes submitted a proposal for snow clearing for the 2013-2014 season at no increase from last season's rates.

Motion: To approve the snow removal contract with AW Landscapes with no increases in cost from the 2012-2013 season. *Motion Passed.*

H. Damage to Pickering Tot Lot

Management reported that the slide at the Pickering tot lot has been damaged by vandals. The replacement cost of the slide is \$1,313.98.

Motion: To approve Playground Specialists to replace the slide at the Pickering tot lot. *Motion Passed.*

Management also advised it will send a postcard to Pickering residents informing them of the vandalism and to advise that the Board will not continue to replace the slide if it keeps getting damaged. The Board also requested Management file a Police Report on the vandalism.

I. Asphalt Path

Mr. DeJager advised the Board he was concerned about the asphalt paths within the community. Because of the large maintenance issues already planned, the other Board members did not feel we could pursue repairs at this time, and the item was tabled.

J. Approve the Deferred Assessment Resolution

Motion: The Deferred Assessment Resolution was approved so that any surplus funds from 2013 can be used for operations in 2014. *Motion Passed.*

K. Approve the 2014 Operating Budget

Motion: To approved the 2014 Operating Budget with an increase in the Assessment Fee. *Motion Passed.*

II. NOVEMBER MEETING

A. Organization Meeting

Motion: That officers on the Board of Directors continue to serve in their current positions until the 2014 annual meeting. *Motion Passed.*

B. Swimming Pool Contract

Based on the vote from the last meeting, the revised swimming pool contract, which closes the pool for an additional day each week, was signed. The Board requested that Management identify a date in January where the Board could meet with the new pool contractor.

C. Tree Maintenance

Motion: To remove two dead and declining pine trees across from 20128 Thunderhead Way adjacent to the tot lot. *Motion Passed.*

D. Tree Maintenance

Homeowners at 13316 Country Ridge Drive and 20119 Club Hill Drive requested that common area trees that are infringing on their properties be trimmed and/or removed. The trees at 20119 are causing deterioration of the common area retaining wall. The tree at 13316 is encroaching on the homeowner's fence. Management will obtain a proposal from AW landscapes for the work.

E. Asphalt Maintenance

Gardner James presented a proposal for completion of Phase II of its proposal for Design/Construction and Coring of asphalt in the most deteriorated areas of Country Ridge Drive.

Motion: To proceed with coring and preparation of design/construction documents. *Motion Passed.*

F. WSSC Right of Way

Management presented the President with documents to sign to allow WSSC a right of entry to make repairs to WSSC-owned sewer systems.

G. Bicycle Rack

Management presented a proposal to replace the bicycle rack at the pool, which is damaged. The Board decided to remove but not replace the bicycle rack, which will save the association \$2,317.12.

H. Collection Policy Revision

Motion: To approve the new Collection Policy presented by Management. *Motion Passed.*

I. Repair of Tot Lot Equipment at Trimfield/Country Ridge Tot Lot)

Motion: To approve spending \$429.01 to repair equipment at the Trimfield/Country Ridge tot lot (play tower was missing piece and bolt). *Motion Passed.*

III. DECEMBER (The Board does not meet in December)