

Churchill East Village Community Association, Inc.
4th Quarter 2015 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. OCTOBER MEETING

A. Approve 2016 Operating/Meeting Plan

Motion: To approve the 2016 Operating/Meeting Plan as presented. *Motion Passed*

B. Pool Contract Addendum

Motion: To ratify approval of the addendum from Continental Pools that adjusts for increases in the minimum wage as stipulated by Montgomery County. *Motion Passed*

C. Pool 5-year Expense Summary

This summary was prepared by Vanguard Management at the Board's request to use as a tool to identify repairs and dates of repairs made to the pool over a 5-year period.

D. T. Cooper Request for "No Parking" Signs

T. Cooper has requested "no parking" signs be placed along the parallel space near 12943 Pickering Drive because when cars parallel park in the space, it makes it difficult for residents to ingress/egress from their assigned parking spaces.

Motion: To approve installation two no-parking signs at the above location. *Motion Passed*

E. Asphalt Maintenance

The Board requested that Management contact Gardner James Engineering to prepare a request for proposal for Phase 3 of the asphalt project (Pickering Drive).

F. Erosion 13016 Thunderhead Drive

Management and Bill Harris will look at the area near this address to see if the association needs to install a retaining wall to keep the hill from eroding.

G. Organizational Meeting

Motion: To retain current positions on the Board as follows: Jamie Breckenridge (President), Patti Ryan (Vice President); Ruth Watkins (Secretary); Gerrit DeJager (Treasurer); and Bill Harris (Director). *Motion Passed*

H. Hornet's Nest on Club Hill Drive

Mr. DeJager expressed his concern about a hornet's nest located on Club Hill Drive. Because winter is approaching and most of the hornets will succumb to the cold weather with the next deteriorating with the weather, the Board decided to take no action at this time. The Board will revisit these-type issues in the spring and take action if deemed necessary for any nests located on common elements.

I. Financials

Motion: To move \$100,000 from a CD due November 12, 2015, to one 2-year CD. *Motion Passed*

Motion: To move \$15,000 from the Money Market account and \$15,000 from the Morgan Stanley Money Market account to one 6-month CD. *Motion Passed*

II. NOVEMBER MEETING

A. Approve Courtesy Patrol Contract Renewal

Officer Colin O'Brien updated the Board on issues/observations noted during his patrol over the summer. He feels the community would benefit by starting the patrol earlier, for example, in May instead of in June. He said once warmer weather begins, more individuals are out at late hours and loitering in the community.

Motion: To approve the 2016 Courtesy Patrol contract and change the community patrol portion of the service to begin May 1. *Motion Passed*

B. Drainage Concerns

The Board requested Management contact Dean Kaufman of John's Labor Group to evaluate areas of erosion in the community that were adversely affecting homeowners' properties. Mr. Kaufman stated that the problem was that the homes were erected near swales that were designed to drain surface water away from the house. Over time, homeowner have installed trees and landscaping, and constructed decks and patios which adversely affect the swales. The only way to eliminate the erosion would be for those items to be removed by homeowners.

C. Bulk Trash Collection Contract Renewal

Betson Lawns, Inc. presented the Board with a contract renewal for 2016 with an increase in fees of \$100 per month for once-per-week community pickup and \$50 for quarterly flood plain trash removal.

Motion: To approve the 2016 bulk trash collection contract with the increase in costs. *Motion Passed*

D. Advisement from John McCabe, PA

Mr. McCabe notified the Board and Management that he was partnering with the law firm of Rees, Broome, PC, in Bethesda, Maryland.

III. DECEMBER MEETING

No Board meeting is held in December.