

Churchill Crossing Homeowners Association Annual Meeting – 02/06/07

Date: 02/06/07

Location: Flower Mound Public Library

Time: 7:00 PM

Board Members in Attendance:

Max Fuhlman, Vice-President

Preston Dane, Secretary

Carter Low, CMG Property Management

Board Members Absent:

Tom Marshall, President (on business)

Home Owners in Attendance:

Present: 56

Proxies: 45

Total:101

Meeting Minutes:

Start Time: 7:08 PM

- Welcome by Board Vice-President, Max Fuhlman
- Introduction of Board Members and Carter Low of Community Management Group
- Meeting Agenda Overview
- **Financial Statement & Asset Reserve**
 - There was no need for a dues increase this year, however next year might be a different story with utilities increases and reserve fund decisions.
 - ACTION: Revise Income Statement Spreadsheet to shift one row down.

Discussion:

Q: Does the HOA treat both ponds?

A: Yes.

Q: Do we treat them both the same?

A: Pretty much, they're also connected by a pipe under the sidewalk.

Q: What type of work did we authorize for the second pond? What did we do?

A: Removal of a dam that was put there by a previous homeowner and sod replacement. The contractor is not done yet and won't be paid until he is. We will also repair the fence ourselves and subtract the amount from what is owed the contractor.

Q: What are the chances that we will need to use \$120k in one year?

A: Very low. That is only one of 3 suggestions from Dotson Engineering who performed the asset survey. We have yet to decide how we will proceed.

Churchill Crossing Homeowners Association Annual Meeting – 02/06/07

Q: Why has nothing been done to clean the pond?

A: We have a pond maintenance company that treats it every month and advises us as to its needs.

Q: What has been done regarding common area capital improvements?

A: Nothing to date. We are in discussions about this but have prioritized our actions to fixing things that are in need or repair first, such as the brick wall along Churchill Drive and the Gazebo roof, and then funding the asset reserve.

Q: Is there still a problem with skateboarders?

A: (One homeowner who lives across from the park said, "No.")

Q: How do issues like the Pond Lighting get approved?

A: The HOA Board votes on it.

Q: What controls the amount spent by the Board?

A: Currently there is no limit. The By Laws must be changed to allow spending restraints on the Board.

Q: Why don't we update the By Laws and CC&R documents?

A: We'd need volunteers to do that.

- **Architectural Review Committee (ARC):**

Discussion:

Q: Paint changes, is there a list of approved colors?

A: No, however, we are looking for some definitions on this and would like some volunteers for that.

Q: Who makes the final decision on questions about the changes? Is it the ARC or Board?

A: It is ultimately the Board if an ARC decision is contested by homeowners. We would prefer to allow the ARC to make these decisions first. There is no process for these matters and we would like to get one established.

Q: What about getting a list of homeowners who own businesses or are in professions that might be able to help do work in the neighborhood to keep costs down?

A: Contact the HOA Board through Carter Low.

- **CC&R Amendments – Issues regarding wording on passed amendments**

Q: Do you take into account how much time since the homeowner has been notified? What if the person is away?

A: Carter said that he does take that into account.

Q: What was the urgency of sending the vote out by mail?

Churchill Crossing Homeowners Association Annual Meeting – 02/06/07

A: We needed to get more than 50% to respond in order to get a quorum to pass the Amendments, per the By Laws.

Q: How many sent back their ballot?

A: We did 2 mailings and only about 7% never responded

Q: How many violations were sent out last year?

A: Carter recalled sending approximately 100 violation notification warning letters to homeowners.

Q: How many fines were sent?

A: Carter said that of the 100 notices sent, only 2 resulted in \$50 fines.

- **HOA Board Openings**

Q: What positions are available on the Board?

A: President, Vice-President, Treasurer, Secretary, and Board Member. The positions are open at the first board meeting of the year and voted on by board members present.

Open Forum:

Homeowner Comment: Locking Mailboxes should be considered by the neighborhood due to the increase in theft from unsecured mailboxes around Dallas. This could not only result in a loss of money, but identity theft.

Board Response: It might be worthwhile for the concerned homeowner to investigate our options and what the Post Office would say about it.

Another Homeowner Comment: If anyone is concerned about mail security then they should consider getting a Post Office Box.

Homeowner Comment: The people who walk around the neighborhood putting things are the front door during the day recently tried unlocking his door. When he came to the door it startled them.

Board Response: If you are at home during the day please be vigilant in watching the neighborhood. Please report ANY suspicious activity in the neighborhood to the Flower Mound Police.

- **New HOA Board Members**

Calvin Archer and Michael Saunders volunteered and were elected to the Board. Welcome!

- **2008 HOA Dues Raffle**

David Brewer was the winner. Congratulations!

- **End of Meeting - 8:45PM**