

Churchill Crossing Homeowners Association

Date: 2/5/08

Location: Flower Mound Library

Scheduled Time: 7PM

Board Members in Attendance:

Tom Marshall, President

Preston Dane, Secretary

Mike Saunders, Board Member

Carter Low, CMG Property Management

Start of Meeting: 7:11 PM

Homeowner Attendance:

Present: 77

Proxies: 57

Total: 134

Meeting Minutes:

- Welcome by Board President, Tom Marshall
- Sign-in reminder for the Annual Dues Raffle (Dave Brewer won last year)
- Reminder of the CCHOA Web-site for current meeting minutes, etc.
- Introduction of Board Members and Carter Low of CMG Management Group
- General Information
 - The Board has been working with other HOAs in the Flower Mound area for increased voice and improved communication with the Town.
 - We have also been able to get better leads on contractors.
 - Increased oversight and scrutiny by the TOFM in any asset repair above what is considered minor. This has delayed repairs throughout the town.
 - CMG has been involved in these discussions with the town.
 - The contractor has been selected to repair the brick walls based on recommendations from the Wellington HOA.
 - Top issues facing the HOAs according to a TOFM survey reviewed
- Carter Low CMG Management
 - Introduction and responsibilities overview by Tom
 - Questions for Carter:
 - Q: Have we ever used Robert Windham for roof repair?
A: No.
 - Q: Could we use the HOA web-site for a vendor's list?
A: Possibly.
 - Q: How long does it take to get approval for a fence repair?
A: Usually no more than a week.
 - Q: Who would represent us if it is a Town Council issue specifically stopping door-to-door people from stealing FedEx packages?
A: Any Board Member. Tom will bring that up at the next TOFM meeting.
 - Q: The fountain seems to be getting lower than what it used to be.

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A: We'll follow up with the pond maintenance.

Q: The new landscaping company is not taking care of the entrance on Heatfield?

A: it is not Community property and must be maintained by the homeowner.

Q: Has the graffiti on the Stop signs been reported?

A: Yes. Not sure if the 3 will be replaced or cleaned.

- **Violations & Changes Overview 2008**

- 307 total violations, 285 letters sent, 0 fines assessed.
- 4 ARC requests
- 15 houses sold

- **2008 Financial Statement**

- Fee was increased from \$270 to \$295
- Utility increase is the major driver for the increase.
- We cut back on watering and pond fountain to save money.
- We still remain at the lower end of other HOAs in Flower Mound.
- The Asset Reserve was established this year, per Dotson Engineering study.
- The reserve was set at \$60k initially, and not the \$100k recommendation.
- The current reserve amount is \$56k.
 - Q: Is there a cap on the amount of money an HOA can have in a reserve?
 - A: No. Our study provides a documented upper limit of \$120k.
- Financial position provided – will available on the web-site.
- There was less income from house sales and lower water usage this year which caused some fluctuation in the numbers.
- The dues increase will result in approximately \$5k, which is expected to cover the electricity rate increase.
 - A question came regarding how the dues increase was arrived at. An offer was made to provide the formula.
- Repair issues & improvement ideas.
 - We had to wait for the bank construction to be finished before we got an estimate for the brick wall repair. Contractor selected and bid received.
 - Gazebo has dry rot in the roof.
 - Rock will be added to the drainage culvert to prevent undercutting.
 - Comment about the new lawn maintenance crew not cutting the grass in the culvert area.
 - Comment about playground equipment needing attention, specifically there are cracks in the slides.
 - Comment regarding the amount of time the brick wall has been in a state of disrepair. It has been since July.
 - Comment regarding the littering around the ponds made by kids fishing. A recommendation was made to post a sign. Board requests wording for the sign.
 - Comment regarding the use of the Gazebo by non-homeowners.

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- Board Members
 - Dan Hamstra volunteered and has been accepted by the homeowners.
- The 2009 HOA Dues Raffle winner was Minh Nguyen – Congratulations!
 - Additional Questions & Comments
 - Q: Any way to get the Town to put in a sidewalk along Sagebrush to protect kids walking home from school?
 - A: Tom will bring it up at the next meeting.
 - Q: Sagebrush in the morning during school changes in the traffic pattern has created a jam.
 - A: The Town is having a meeting with the LISD to discuss.

End of Meeting – 8:15PM