

Churchill Crossing Homeowners Association

Date: 5/5/08

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: 7:10 PM

Meeting Minutes:

- From now on the Board will communicate with individual homeowners through Carter.
- All outside communications should not show personal e-mail addresses.
- Roof Replacements
 - We need to look at the possibility of accepting steel shingle roofs. Tom will provide an address of a home that has them.
 - When looking for a repair services Tom recommends using **Angie's List** and Calvin recommends the **Shepherd's Guide**.
- Landscaper missing some areas.
 - Area around pond is getting done now.
 - Tree trimming is not on the contract now and the quote to do it has increased. We need to consider adding it back to the contract or finding an arborist to quote.
- Need additional landscaping work at Sagebrush between the pond and culvert
 - The homeowner is to provide a Statement of Work and estimates.
- Fountain spray height
 - The fountain looks like the height has decreased since the pump was unclogged.
- Gazebo Repair
 - The roof shingles all need replacement. It may be more cost effective to replace the Gazebo with a composite structure for longevity.
- Playground equipment needs repair/replacement
 - We need to investigate the repair vs. replacement of all the equipment that needs it.
- Littering problem around pond and gazebo
 - Signs need to be added to the area.
- Use of Gazebo by non-residents
 - We need to post signs around the common area that it is for residents of Churchill Crossing only.
- Lighting around common area
 - The quote for common area lighting came in around \$6k. At the moment it is still under consideration and we might request a vote of all the homeowners.

Churchill Crossing Homeowners Association

- Completed brick wall repair: any issues???
 - Calvin noticed a lot of mortar in his yard and it ruined his lawnmower. He also has ruts in his private yard. He called Ratliff and has had a bad experience dealing with them. They refused to clean up the area or cover the damage to his mower. Tom has requested that Calvin provide an e-mail which we can share with other HOAs (Wellington) and the TOFM.

- New Business
 - Survey of Old Settler residents re: fence upgrade
 - Answers are in and most would like an 8 foot high fence.
 - The Board is to meet with the fence company for options and volume cost if all are done at once.
 - The Board will gather facts and have a future meeting with the affected homeowners.
 - This may result in a new standard for the fences on that street when they are due for replacement.

- CMG Updates and Violations Status
 - A commercial van has been parked on Beckingham and will be notified by certified letter.
 - Two homeowners have still not paid their dues. Every month a demand letter has been sent advising of the options. Carter will send a certified letter informing them of the placement of a lien against their property.

- Mayor's meeting
 - Tom and Carter attended the last meeting and report that most of the discussion was centered around oil well drilling.
 - The issues of itinerant vendors came up. They must have a license from the city.
 - Some discussions about code enforcement.

End of Meeting – 8:25PM