

Churchill Crossing Homeowners Association

Date: 6/10/08

Location: IHOP

Scheduled Time: 7PM

Board Members in Attendance:

Tom Marshall, President

Preston Dane, Secretary

Mike Saunders, Board Member

Dan Hamstra, Board Member

Start of Meeting: 7:15 PM

Meeting Minutes:

- Roof Replacements – Many roofs are being replaced with some color variations. There is a requirement to replace with “Weathered Wood” color asphalt shingles. We could request Carter send an e-mailing to all homeowners reminding them to check with him before replacing the shingles.
- Landscaper issues:
 - Tree trimming and trash pickup (not in the contract).
 - Entry areas have bare spots (sprinkler issue)
 - Weeds along waterway from Broadmoor culvert to pond (resolved).
- Need additional landscaping work at Sagebrush between the pond and culvert
 - The homeowner was is to provide a Statement Of Work and estimates which were never received. The Board will work with the homeowner for final determination on this issue.
- Fountain spray height
 - The pond maintenance crew cleaned out the filter recently.
- Gazebo Repair
 - The roof shingles all need replacement. It may be more cost effective to replace the Gazebo with a composite structure for longevity. One contractor no-bid the job and we’re waiting for another.
- Playground equipment needs repair/replacement
 - Equipment condition is OK per Jason, but the surrounding area badly needs mulch.
 - Tom recommends using “rubber” mulch.
 - The Board will get a truck load of mulch.
- Littering problem around pond and gazebo:
 - Signs need to be added to the area.
 - Carter to obtain signs.
- Use of Gazebo by non-residents:
 - Carter to obtain signs.
- Lighting around common area:
 - This item is still under Board discussion.

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- Completed brick wall repair aftermath issue:
 - 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.
 - Still waiting on e-mail from Calvin.
- Old Settlers Fence status:
 - Survey results are in and most want an 8 foot high fence.
 - Dan obtained estimates from a couple of companies.
 - The Board would like to get estimates on synthetic fence materials.
- CMG Updates and Violations Status
 - Carter was not present this meeting.
- Mayor's meeting
 - Tom attended the last meeting met with Matt Woods who is the Environmental Director for the TOFM regarding Code issues.
- Next Board Meeting
 - July 14th 7PM at IHOP.

End of Meeting – 8:25PM