

Churchill Crossing Homeowners Association

Date: 7/21/08

Location: IHOP

Scheduled Time: 7PM

Board Members in Attendance:

Tom Marshall, President

Preston Dane, Secretary

Calvin Archer, Treasurer

Mike Saunders, Board Member

Carter Low, HOA Management

Start of Meeting: 7:15 PM

Meeting Minutes:

- Landscaping work at Sagebrush between pond and culvert.
 - Need to pay \$1100 to homeowner for work completed (Tom, Calvin, Carter walked the area w/homeowner to confirm work to get detail regarding cost; detail provided to all Board members.
 - Additional work may be required; homeowner understands that he needs to present estimate first.
- Pond problem with dead fish/clams
 - Pond Maintenance Company cleaned up but has not provided answers.
 - Sagebrush pond smells bad.
- Roof Replacements – Any issues?
 - Request approval of metal “shingle look” roof, approved color. Tom has samples and pictures.
- Landscaper issues:
 - Homeowner complaint received that flowers along entries is dying. Tom walked the area and did not see any problem.
 - Tree trimming and trash pickup (not in the contract).
 - Last water bill was excessive. Carter, any response from Scott?
- 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.
- Gazebo Repair
 - The roof shingles all need replacement. Calvin walked through and feels that only minor effort is required. Roof decking and some 2X4's need replacement
 - We need to find a contractor for this repair.
- Playground equipment needs repair/replacement
 - Equipment condition is OK per Jason. Tom and Calvin also agree.
 - The rope bridge has some minor graffiti.
 - Surrounding area badly needs mulch. Carter will ask the Scott the Landscaper to apply approximately 40 bags.
- Littering problem around pond and gazebo:

Churchill Crossing Homeowners Association

- Signs need to be added to the area.
 - Carter to obtain signs like the HOA Meeting signs for permanent placement at the common area.
- Lighting around common area:
 - This item is still under Board discussion.
- CMG Updates and Violations Status
 - Carter said nothing was new except about roofing company signs.
- Next Board Meeting
 - August 11th at 7PM at the IHOP on FM2499.

End of Meeting – 7:35PM