

Churchill Crossing Homeowners Association

Date: 03/05/07

Location: IHOP

Time: 7PM

Board Members in Attendance:

Tom Marshall, President

Max Fuhlman, Vice-President

Preston Dane, Secretary

Calvin Archer, Board Member

Mike Saunders, Board Member

Carter Low, CMG Property Management

Meeting Minutes:

Start Time: 7:05

Discussion:

- Review of Annual Meeting Minutes and Action Items
- Recommendation was made to conduct a special meeting to discuss the Reserve Fund with Dotson Engineering and any homeowners who might want to attend. Try to set it up in the Flower Mound Library one night in the next few weeks. (ACTION: Carter to set up the meeting and location)
- Setting a spending limit on the HOA Board was discussed. Alternative is to define what spending is authorized by the Board and what requires majority homeowner approval.
- Carter suggested we as a Board could file a Resolution with the County that states a Capital Improvement Policy.
- Discussion began about converting the existing HOA (hardcopy) documents into an electronic format for the purpose of amendments and going forward. (ACTION: Carter to investigate getting this done.)
- Architectural Review Committee issue discussion-
- Paint color palette –
 - We don't have the original colors that the home builders used.
 - We might want to stick with the ARC "policy" of requesting changing the color if it is different from what is already there.
- Priorities for the Year
 - Send out Request for Quotes on Lawn Maintenance.
 - Most landscape maintenance companies have "packages" that they are interested in selling. Only problem with that is that we can't get a fair comparison between companies.
 - Repairs identified and prioritized. (Gazebo, brick wall, fence, etc.)
 - Spending Limits on the Board
 - Reserve Fund

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- Investigate other opportunities for reducing operating costs (electricity, insurance, pond maintenance, etc.)

Board Assignments for 2007

- President – Tom
- Vice-President - Max
- Treasurer - Calvin
- Secretary – Preston
- Board Member at Large – Mike

Open Issues:

- Regions Bank construction problems – drainage problems and lighting.
- Web-site updates – add some new features and color.
- Next Board Meeting will be April 2nd at the IHOP on FM2499 at 7PM and as always is open to fellow homeowners.