

# Churchill Crossing Homeowners Association

**Date:** 07/16/07

**Location:** IHOP

**Time:** 7PM

## **Board Members in Attendance:**

Tom Marshall, President

Max Fuhlman, Vice President

Preston Dane, Secretary

Mike Saunders, Board Member

Calvin Archer, Board Member

## **Meeting Minutes:**

Start Time: 7:10

## **Discussion:**

- Poor meeting attendance - not much Board activity in the first 7 months.
- Board Priorities for 2007 -
  - Asset Reserve finalized
  - Landscape contract re-bid
  - Brick fence repair
  - Gazebo repair
  - Park drainage ditch rock to repair/prevent washout
- Neighborhood Issues -
  - Kids climbing the brick wall on Churchill Drive have caused further damage to the wall. Warning letters will go out.
  - Several homes have trees that are growing and impeding walkways. Carter will be given a list of offenders.
  - Homes along Sagebrush need more oversight for violations.
  - A neighbor has requested to plant trees along sidewalk – A maximum caliper tree would have to be established and compliance with the Town for visibility and safety would need to be considered.
  - Heavy rains have not resulted in flooding in the Park area, as before.
- Continuing Regions Bank problems -
  - The trees planted by Regions have died. We need to get the Town involved to get these replaced.
  - Drainage issues continue behind the bank.
  - Lighting intensity level is still questionable.
  - The bank's landscaping is looking very poor.
- Asset Reserve Fund -
  - Carter is to get the final version from Dotson Engineering.
  - Calvin will begin the analysis and we will finalize it in September.
- Send out Request for Quotes on Lawn Maintenance -
  - Mike and Tom have received 2 written bids & 1 no-bid
  - Tom will provide analysis/comparison to current contractor
- Repairs identified and prioritized (Gazebo, brick wall, fence, etc.) -

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- Items for repair will be paid for out of the Reserve Fund once the existing surplus is deposited.
- Continuing problems with the Old Settlers Fence -
  - Several homeowners have done repairs since getting notification letters.
  - Carter needs to send additional letters to non-responsive homeowners.
- Landscaping Issues -
  - We don't want our landscapers setting the watering schedule.
  - Need Carter to confirm he has control of the key.

**Next Meeting will be Monday, August 13<sup>th</sup> at the IHOP on FM2499**