

Churchill Crossing Homeowners Association

Date: 08/13/07

Location: IHOP

Time: 7PM

Board Members in Attendance:

Tom Marshall, President

Preston Dane, Secretary

Mike Saunders, Board Member

Calvin Archer, Treasurer

Carter Low, CMG Management

Meeting Minutes:

Start Time: 7:10

Discussion:

- Board Priorities for 2007 -
 - Asset Reserve finalized -
 - Dotson Engineering – As soon as we get back with him with the final tweaks he will provide us with the final report. Carter thinks they have been paid.
 - Landscape contract re-bid -
 - Tom provided update (follows)
 - Brick fence repair -
 - Tom provided update (follows)
 - Gazebo repair -
 - Update follows
 - Common Area drainage ditch rock to repair/prevent washout -
 - We will get a ruling from the TOFM to go ahead and place approximately 1 ton of rock at the drainage culvert outlet.
- Neighborhood Issues -
 - Kids climbing the brick wall on Churchill Drive have caused further damage to the wall.
 - Carter sent a warning letter to the violator's home.
 - Several homes have trees that are growing and impeding walkways.
 - Carter has a list of homes.
 - Homes along Sagebrush need more oversight for violations.
 - A neighbor has requested to plant trees along sidewalk
 - A note was sent to the homeowner advising that permission would have to be granted to plant trees in that area.
 - Old Settlers fence need for repair
 - Letters have gone out to all homeowners, and many repairs have been performed, however there is at least one home that is not yet repaired.
 - Stain color selection might need specification as to manufacturer and stain color for uniformity sake.
- Continuing Regions Bank problems -
 - The dead trees have been removed from the bank and are being replaced.

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- The grass has not been replaced yet.
- We have had at least 1 new tree on our common area.
- Drainage issues continue behind the bank and will be dealt with through the TOFM.
- Lighting intensity level is still questionable.
- Brick Fence Repair –
 - The TOFM is now requiring an Engineering Study be performed for all wall repairs as well as a Permit with limitations.
 - Tom got a recommendation of a brick repair contractor from Wellington (Ratliff).
 - The TOFM Homeowner's Association Meeting will be the forum used to ask about the Engineering Study/Permit issues.
- Landscaping Bid –
 - Tom got a re-bid from one of the contractors. There are two contractors under consideration along with our current one.
 - Narrowing down to a selection, but additional review of the SOW is required.
- Gazebo Repair –
 - Carter will ask a contractor he has used in the past to give us a quote on the roof repair.

Next Meeting will be Monday, September 10th at the IHOP on FM2499