

Churchill Crossing Homeowners Association

Date: 09/10/07

Location: IHOP

Time: 7PM

Board Members in Attendance:

Tom Marshall, President

Max Fuhlman, Vice President

Preston Dane, Secretary

Mike Saunders, Board Member

Carter Low, CMG Management

Meeting Minutes:

Start Time: 7:10

End Time: 7:40

Discussion:

- Board Priorities for 2007 -
 - Asset Reserve finalized –
 - Asset reserve – We currently have \$50,000 in our Money Market and \$20,000 in CD's. Tom thinks we can get by with \$55k-\$60k maintained in the Asset Reserve as a starting point.
 - Dotson Engineering –
 - We still owe Dotson the final tweaks before we receive the final report.
 - Dotson has been paid.
 - Landscape contract re-bid -
 - Re-bid complete. Scenic Landscaping was selected and will begin on October 1st.
 - Carter sent the termination notice to Image Landscape effective September 28th.
 - Brick wall repair -
 - The decision to proceed is dependent on getting approval from the Town. The Town requires an Engineering Study be performed before any repairs are made on any existing brick wall.
 - Tom expects to bring this issue up at the HOA Association's meeting with the Mayor on 9/19/07 at Wellington.
 - Gazebo repair -
 - No action has been taken on this yet. The Town might require additional study before the work is done.
 - 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 -
 - Several homes have trees that are growing and impeding walkways.
 - Carter sent warning letters to offending homes.
 - Homes along Sagebrush need more oversight for violations.

Churchill Crossing Homeowners Association

- Old Settlers fence need for repair – there are still issues but might require Board involvement.
- Continuing Regions Bank problems -
 - The dead trees were removed from the bank and replaced, but one has already died. The bank has been advised of this.
 - 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.
- 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, October 8th at the IHOP on FM2499