

Churchill Crossing Homeowners Association

Date: 11/19/07

Location: IHOP

Time: 7PM

Board Members in Attendance:

Tom Marshall, President

Max Fuhlman, Vice President

Calvin Archer, Treasurer

Preston Dane, Secretary

Mike Saunders, Board Member

Carter Low, Property Management

Meeting Minutes:

Start Time: 7:10PM

End Time: 7:35PM

Discussion:

- Board Continuity for 2008 – With the exception of Max, who will be moving at the first of the year, all current members will remain.
- Board Budget for 2008 –
 - Budget discussion
 - Incomes are down from projected due to lower home sales.
 - Expenditures were down due to less water usage during the summer. Also, the contractor who did the dam removal did not finish the work and did not get paid.
 - Tom recommends a fee increase to the maximum of 10% (\$297). Calvin made a projection close to this value. Max and Preston initially advocated a lower increase amount. The final agreed amount is \$295.
- Mayors Meeting
 - Carter attended the Mayor's HOA meeting and provided the Board with a summary of that meeting. About 10 HOAs were represented.
 - Brick wall repair -
 - This issue came up and the TOFM allows minor repairs with a permit only, however any major repairs (e.g. Panel replacement) requires an Engineering Study be performed and submitted to the TOFM Engineering department before repairs begin. Carter will coordinate with the brick mason (Ratliff) to get a quote.
 - Gazebo repair -
 - The Town will not require additional study/approval prior to work is done. Carter will get a quote.
 - Common Area drainage ditch rock to repair/prevent washout –
 - The TOFM Code Officer wanted to see the drainage ditch to see if the flow would be impacted. Carter will coordinate.
- Neighborhood Issues -
- Continuing Regions Bank problems -

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- Still no resolution on the dead trees. Max spoke with the Bank VP, but he was not very helpful..
- Drainage issues continue behind the bank and will be dealt with through the TOFM.
- Lighting intensity level is still questionable.

Next Meeting will be December TBD at the IHOP on FM2499