

CCHOA Meeting Minutes

Date: 7/9/06

Attendees: Tom, Preston, Carter

Topics:

Per meeting Agenda:

- Newsletter
 - Draft provided to Board for review and accepted.
- Pond Dam Removal
 - Carter and Tom met with the contractor and it will cost \$2500 to remove the dam and replace the sod.
 - The Town of Flower Mound has authorized us to go forward with the removal.
 - Tom and Carter are to meet with the homeowner (who is moving).
- Regions Bank Update
 - The drainage reservoir behind the bank has been completed and is buried. The trench is going to be dug soon, which will shut down the east bound lane of Churchill Crossing
 - Tom has taken digital pictures of the entire area including the brick wall for the record in the event of any damages.
 - The costs to cap off the irrigation water and any other costs associated with digging the trench will be submitted to the Regions Bank or their contractor for reimbursement.
- Asset Evaluation Update
 - The Board approved contracting with Dotson Engineers to perform an evaluation of the assets in the HOA and provide the Board with an analysis of our necessary reserve funds.
 - Carter is to contact them and get that going.
- CC&R Amendment Changes
 - Wording is finalized and Carter will publish and distribute to homeowners.
 - The voting will be by mail-in ballot with return stamp.
- Maintenance Contract Bid Status?
 - Landscape SOW will be worked but will be expected after the Regions Bank construction is complete.
- Electrical Provider Change
 - We will be changing our electric utility provider but it takes a month to do so.
- Brick wall repairs on hold until after Regions bank work is done along Churchill.
- Common Grounds Improvement
 - The plan for low voltage area lighting for the gazebo was reviewed by a contractor and an estimate of \$6200 was given.
 - It was decided that another estimate should be obtained before any vote is taken on whether to proceed with the proposed improvement.
- The issue of Travel Trailers and RVs was addressed by the Board. It was decided that no action be taken to change the current position mentioned in the CC&Rs.
- Portable basketball goals blocking a public thoroughfare will soon become an ordinance of the TOFM. The Town sent out a flyer regarding this recently.
- The homeowner on the corner of Sagebrush and Old Settlers has his storage shed visible from the street which is in violation of the CC&Rs. Carter is going to work with the homeowner to resolve the issue.
- Insurance renewal
 - Since there are few insurance companies who provide the type of insurance we need and since it is not a big hitter in the overall budget, it was decided that we should retain State Farm as our insurance provider, unless Carter can find another suitable provider for a competitive quote.
- New Items:
 - List of all items in the HOA that are in need of repair
 - Write up a "Mission Statement" for the HOA Board.
 - Develop a "FAQ" section for the web-site.