

Churchill Crossing Homeowners Association

Date: 8/18/08

Location: IHOP

Scheduled Time: 7PM

Board Members in Attendance:

Tom Marshall, President

Preston Dane, Secretary

Calvin Archer, Treasurer

Mike Saunders, Board Member

Carter Low, HOA Management

Start of Meeting: 7:10 PM

Meeting Minutes:

- Landscaping work at Sagebrush between pond and culvert.
 - Paid \$1100 to homeowner for work completed.
 - Additional work may be required; homeowner understands that he needs to present estimate first.
- Pond problem with dead fish/clams
 - Pond Maintenance Company cleaned up but has not provided answers as to why it happened.
- Roof Replacements –
 - HOA needs to document approval of metal “shingle look” roof with approved color.
- Landscaper issues:
 - Homeowner complaint received that flowers along entries is dying. Recent rain is helping vegetation.
 - Good job of tree trimming.
 - July water bill was excessive. Carter reset the times.
 - Three of four Churchill Drive trees replaced by Regions Bank have died. There was a written 2 year warranty on them and some have been replaced. The replacements did not live either. What are our options?
- Gazebo Repair
 - The roof shingles all need replacement. Calvin walked through and feels that only minor effort is required. Roof decking and some 2X4's need replacement
 - Tom may have a contractor candidate for the repair.
- Playground equipment needs repair/replacement
 - Surrounding area badly needs mulch.
 - Carter asked Scott the Landscaper for a quote on approximately 40 bags to be applied and has not heard back from him.
- Signs for Littering problem need to be added around pond and gazebo:
 - Carter ordering metal signs with a metal frame like our HOA Meeting signs for permanent placement at the common area. They will be marked per our HOA.
- Lighting around common area:
 - This item is still under Board discussion.

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- Violations Issues:
 - Mostly letters sent have had to do with dying vegetation in yards.
 - Water restrictions from the TOFM do not restrict homeowners from keeping their lawns and plants watered.
- Next Board Meeting
 - September 15th at 7PM at the IHOP on FM2499.

End of Meeting – 7:25PM