

CCHOA Meeting Minutes

Date: 8/7/06

Attendees: Tom, Max, Preston, Carter

Topics:

Per meeting Agenda:

- Newsletter
 - The last Newsletter and 7-9-06 Meeting Minutes were posted on the CCHOA web-site.
- 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 new homeowner.
- 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 Drive
 - 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. So far it's about \$42 total.
- 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 contacted them and they will be about 2 months delayed in starting.
- 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.
 - We would like to have the trees replanted in the Fall, which appears to be the timing.
- Electrical Provider Change
 - We will change our electric utility provider to First Choice (\$0.129/kWh vs. \$0.168kWh).
 - We are considered a commercial account, so it will take longer and even residential changeovers take 30 days.
- Compliance Issues
 - Violations are increasing in the HOA. Most of the violations are related to yard maintenance. The heat and drought conditions have made the situation worse. Letters have been sent to the homeowners.
 - The homeowner on the corner of Sagebrush & Old Settlers is going to put a fence (to be approved by the ARC) around his storage shed.
- Carter has checked and our irrigation control schedule is in compliance with the Town's conservation request.
- 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 confirmed that no action be taken to change the current position mentioned in the CC&Rs.
- 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.

- Carter paid the State Farm bill.
- List of all items in the HOA that are in need of repair – The Asset Survey will perform a Condition Statement.
- New Items:
 - Write up a “Mission Statement” for the HOA Board.
 - Develop a “FAQ” section for the web-site.
 - Louis Gonzalez had to resign from the Board due to health issues. We will not seek a replacement for him until the next Annual HOA Meeting.