

CCHOA Meeting Minutes

Date: 9/11/06

Attendees: Tom, Max, Preston, Carter

Topics:

Per meeting Agenda:

- 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 have sent a letter and will meet with the homeowners when they reply.
 - Need to have rock fill put into the common area drainage culvert where it has washed away.
- 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
 - No new news.
- 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.
 - Ballots will be mailed out Thursday 9/14/06.
- 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.
- Electrical Provider Change
 - The first electric utility provider considered (First Choice) has stated that since we are considered a commercial account, because we have 2 meters, our rate could increase due to commercial account minimums.
 - Carter and Tom will investigate other potential providers.
- Compliance Issues
 - The homeowner with the POD on Devonshire Court has moved it just prior to being fined.
 - Tom and Carter met with the homeowner on the corner of Sagebrush & Old Settlers and he is going to put an 8' fence (to be approved by the ARC) around his storage shed.
- Brick wall repairs on hold until after Regions bank work is done along Churchill.
- Common Grounds Improvement
 - No new news on the pond lighting proposal.
- Asset Study Discussion
 - The draft study was submitted by Dotson Engineers and reviewed
 - Preliminary reserve funding was found to be \$14k/year.
 - Tom stated that the \$14k in the yearly write-off/replacement would be used for current/known repairs.
 - Tom raised the issue that we might need to raise dues to fund the \$14k reserve.
 - The report needs to consider tree replacement, the pond for major maintenance such as dredging, playground equipment, specific iron fencing removed, lamp-post re-painting removed, retaining wall at common area needs to be included, concrete sidewalk repair needs to be reasonable.
 - By our next meeting we need to set the reserve amount and reserve initial funding.
- Items in Work:
 - Write up a "Mission Statement" for the HOA Board. (no activity)
 - Develop a "FAQ" section for the web-site. (no activity)
 - Hire a CPA to audit the finances prior to the Annual Meeting (new item).
 - A Newsletter should go out soon. We'll try not mailing it out
 - Remind homeowners about dog pick-up etiquette.
 - PODS must be approved by the Board in all cases.
 - New construction of pools require ARC approval.
 - Asset Survey in progress confirmed planning numbers from last Annual meeting
 - Ballots for CC&R changes being mailed out.
 - Pond dam removal in process.
 - Still looking for a lower cost electricity provider
 - Annual meeting is again being considered for mid-January.