

Churchill Crossing HOA Meeting Minutes

Date: 5/2/06

Attendees: Tom, Max, Amanda, Preston

Discussion: We need to get back to regular meetings to get the Board activated again. Max proposed we go back to our old schedule of the second Sunday of every month at 7PM.

1) Newsletter: Need to get the newsletter out on a quarterly basis. **Preston will have it done for review this Friday.**

Should include:

- Summary of Annual Meeting
- Update with Regions Bank
- Should be mailed this time around
- Mayors meeting is again going on monthly and we are being represented at that meeting
- Future newsletters will be posted on the web-site
- Cut-off would be the 15th of the month of the last quarter and goes out the first week of the new quarter.
- The Town has confirmed that the waste management companies are responsible for cleaning the streets where they pick up trash.

2) Pond Update: Tom discussed a conversation he had had with the Town when they stated that they hold the HOA responsible for the upkeep of the entire easement to maintain it in good condition.

3) Regions Bank Update: The Town Engineer is trying to come up with an alternative to running the storm drainage line down Churchill Crossing in order to preserve our trees and disruption to our HOA.

4) Amendment Wording: A retired attorney has informally reviewed our wording and provided some feedback. We will get this out to the homeowner's by Mail-In ballot. Tentative date of mailing will be June 1st and return date will be July 1st. **Max will coordinate with Carter on the mechanics of the mailing.**

5) Maintenance Contract Request For Quotes: Landscape will be the first priority. Tom has researched the legal definitions of the "Common Ground". This is difficult to completely define so we will probably need to walk with the Contractor as they prepare their quotes. **Preston and Max will develop the Work Scope Document for the Landscape Contract.**

6) Electrical Provider Change: Reliant looks good but there are penalties and clauses that Tom would like another Board Member to analyze. Max will look at it and respond in 2 weeks.

7) Common Ground Upgrades: Proposal to place low voltage lighting in the trees around the Pond/Gazebo area. This will cost approximately \$5k-\$6k. There was considerable discussion surrounding this item.

8) Water Schedule: Carter will change the watering schedule to every third day for 20 minutes. The Pond Fountain schedule was also set to go on at 6AM and turn off at 12AM. Discussion was made about the possibility of reducing this even further in the future.

9) General Discussion: The lamp posts in the neighborhood are looking faded and dull and are in need of re-painting. The Town is responsible for the painting, but they are typically very slow. We may want to look into doing this ourselves (homeowner volunteers) or contracting it out. The Town has confirmed to Tom that the waste companies are responsible for cleaning of the streets of oil they drop from their trucks – include this information in the Newsletter.