

CHURCHILL CLUB HOMEOWNER ASSOCIATION

MEETING MINUTES

MONDAY, MAY 11, 2026 AT 7:00 P.M.
MEETING HELD AT CHURCHILL CLUBHOUSE

Call to Order/Roll Call

Larry Hlavacek – President	Absent
Andy Peterson – Treasurer	Present
Matt Vivona – Secretary	Present

Also, in attendance was Community Association Manager Patty Deering. One homeowner was present.

Meeting Called to Order

Meeting called to order at 7:01 p.m.

Approval of February 9, 2026 Meeting Minutes

Treasurer Andy Peterson moved to approve the February 9, 2026 Meeting Minutes. Secretary Matt Vivona seconded. Motion passed unanimously.

Approval of Expenditures

Treasurer Andy Peterson moved to approve the following expenditures:

- February 2026 Expenditures Totaling \$17,848.17
- March 2026 Expenditures Totaling \$30,358.10
- April 2026 Expenditures Totaling \$31,528.93

Secretary Matt Vivona seconded. Motion passed unanimously.

Discussion on Common Area Fencing Replacements

Treasurer Andy Peterson moved to table the common area fencing replacements discussion. Secretary Matt Vivona seconded. Motion passed unanimously.

Ratification of Fence Repairs

Treasurer Andy Peterson moved to ratify and approve the AOC contracts for repairs to the common area fencing behind 408 Fayette, 432 Fayette, 571 Cardinal, 430 Fayette, 211 Bluegrass Parkway, and 624 Belmont totaling \$7,651.00, and additional repair work at 624 Belmont totaling \$1,868.00. Secretary Matt Vivona seconded. Motion passed unanimously.

Ratification of Insurance Renewal

Treasurer Andy Peterson moved to ratify and approve the insurance renewal with Cincinnati totaling \$11,507.29. Secretary Matt Vivona seconded. Motion passed unanimously.

Discussion on Updating Rules and Regulations

Treasurer Andy Peterson moved to look at updating the Rules and Regulations. Secretary Matt Vivona seconded. Motion passed unanimously.

Recess

Treasurer Andy Peterson moved to go into recess at 7:15 p.m. Secretary Matt Vivona seconded. Motion passed unanimously.

EXECUTIVE SESSION – STARTED AT 7:16 P.M.

Reconvene

Treasurer Andy Peterson moved to reconvene the meeting at 7:23 p.m. Secretary Matt Vivona seconded. Motion passed unanimously.

Treasurer Andy Peterson made a motion as follows:

- Account #253-2042 – Waive violation fine

Secretary Matt Vivona seconded the motion. The motion was approved unanimously.

Adjourn

Treasurer Andy Peterson moved to adjourn the meeting at 7:23 p.m. Secretary Matt Vivona seconded. Motion passed unanimously.