

AUGUST 2025 TRUSTEE MEETING

11 August 2025 / 7:00 PM / CLWII Clubhouse

AGENDA

In attendance- Trustees- Ken, Maggie, Brian Tina & Matt
ACC/NAC- Shea and Jason
Residents- 4

Call to Order (Harris)

Reading of Previous Month's Minutes 7:05 (Unverferth)

Treasurer's Report 7:10 (Wolfe)

\$55,000 less than last year due to pool repairs/improvements

I&E- \$5300 from assessments paid in July.

Pool guest payments have increased revenue.

Largest expenses- Mowing and the pool.

Delinquencies- 29 unpaid households from 2025- \$10,760. Total Delinquencies- \$26,020.20

Total Operating- \$160,769.34

Old Business 7:15

1. Architectural Control Committee Updates and Compliance Violations (Reed/Sinclair)
 - a. 31 reviews, 2 indenture violations,
 - i. Chestnut ridge color is an unapproved color- 6months to repaint.
 - ii. Imperial Pt incorrect house color is repainting.
 - iii. Beacon Woods fence on Common ground. Resident agreed to move fence.
 - iv. Jason Sinclair, Libby Reed and Shea Belosi to take on ACC/NAC (Neighborhood Aesthetics Council). 30 days to submit contract.
 - v. Marsha oversaw approval filings.
 - vi. 1600 Country Hill Ln siding/pest concern. Referred to Manchester Code Enforcement.
 - vii. ACC/NAC Welcome note for new residents and other updated ACC/NAC forms
2. Common Areas (Harris)
 - a. Lawn enforcement- up to date on all trees that need to be taken down.
 - b. Pool weeds need to be removed and need a pool key. Apparently, Brandon of LE has one.
 - c. The tennis court lock needs to be checked.... Again. VP to harden door.
 - d. Tennis court maintenance contract expired? Sports Court is the company. Originally installed in 2016.
 - e. Tree concern at 917 Woodside village. Handled?
 - f. No trees were removed in July.
 - g. Cameras for Tennis courts?
 - h. No motorized vehicles on common ground.
3. Pool (Beckman)- Rubbermaid shed moved. Needs to be deconstructed or given away.
 - a. Late-night swims/ Movie nights have been a success!

- b. Guest passes are working. Explore a cashless way to pay for extra guests.
 - c. Non-CLWII lifeguards need to be trained on our program.
 - d. Extended hours continue to come up.
 - e. Last pool day is 9/1.
 - f. UPM not responsible for bathroom cleaning under contract.
 - g. Exploring pool management companies.
 - h. Pool shutdown weekend of 9/5. Matt will host team on 9/5.
- 4. Clubhouse (Robert)- Fee updated to \$125
 - a. The cleaning fee is \$100 for non-cleaners
 - b. Slow on rentals.
- 5. Playground (Bennett)
- 6. Tennis/Pickleball Courts
 - a. Gate/door lock has been addressed.
- 7. Communications (Burmeister)
 - a. Photo updated and new contracts updated.
 - b. Additions to July-Sep newsletter are needed by mid-month.
 - c. Brian to update ACC drop off box location on website and forms.
 - d. New Newsletter format/style.
 - e. Facebook page is back!
 - f. A Resident offered appreciation of new newsletter format. Suggested Country Lane Woods II vs Country Lane Woods 2 for Facebook page name.
 - g. E-newsletter signup/ Email/SMS notifications?
- 8. Events (Buechler)
 - a. NNO
 - i. Hacienda, Smash burgers and Lily's for food trucks
 - ii. Pictures requested!

New Business 7:45

- 1. Parking Lot Lines.
- 2. Tennis Court lock/gate
- 3. New resident fence replacement question
- 4. 2025-2027 UPM Contract
- 5. Resident Common ground clearing concern. Is this covered in indentures?
- 6. Trailers on Woodside Village
- 7. Home sale closing document requirements. Trustees vs City & Village?
- 8. Hunt for Pool bathroom cleaning personnel- found and going well!!