

OCTOBER 2025 TRUSTEE MEETING

13 October 2025 / 7:00 PM / CLWII Clubhouse

AGENDA

In attendance:

Trustees-

ACC/NAC-

Residents-

Call to Order (Harris)

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

Treasurer's Report 7:10 (Wolfe)

\$53,000 less than last year due to pool repairs/improvements

I&E- \$2000 less than last year. \$1500 paid in August.

Pool guest payments have increased revenue.

Largest expenses- Mowing and the pool.

Delinquencies- 28 unpaid households from 2025- \$10,372.44. Total Delinquencies- \$26,108.84

Total Operating- \$143,417.55

Old Business 7:15

1. Architectural Control Committee Updates and Compliance Violations (Reed/Sinclair)
 - a. 31 reviews, 2 indenture violations,
 - i. Beacon Woods fence on Common ground. Resident agreed to move the fence.
 - ii. Jason Sinclair, Libby Reed and Shea Belosi to take on ACC/NAC (Neighborhood Aesthetics Council). 30 days to submit a contract.
 - iii. Marsha oversaw approval filings.
 - iv. Move to forms digitally.
 - v. No more trailers.
2. Common Areas (Harris)
 - a. Lawn enforcement- up to date on all trees that need to be taken down.
 - b. The tennis court lock was repaired again.
 - c. Tennis court maintenance contract expired? Sports Court is the company. Originally installed in 2016.
 - d. Tennis court fence repair will be 9/24.
 - e. Cameras for Tennis courts?
 - f. No motorized vehicles on common ground. Make signs.
 - g. Parking lot resurfacing
 - h. Trees
 - i. 1667 Country Hill Ln- Originally resident was going to take the tree down at their expense. After the fact the tree was rotten. The tree was fully removed.
 - i. Set call with Beacon Woods resident ASAP
 - j. Long term Tree management plan.
 - k. Dead common ground trees that pose a threat to structures are the HOAs responsibility.

- I. Mayor and Alderperson meetings.
 - i. Road repairs,
 - ii. High speed traffic.
 - iii. Motorized dirt bikes in common ground. Police stopped him.
 - iv. Vandalism.
 - v. Trespassing.
3. Pool (Beckman)- Rubbermaid shed moved. Needs to be deconstructed or given away.
 - a. UPM 25-27 Contract
 - b. The last pool day was 9/1.
 - c. UPM to shut down the pool on 9/10.
 - d. Looking at electronic pool pins.
 - e. 25 Pool attendance.
4. Clubhouse (Robert)- Fee updated to \$125
 - a. The cleaning fee is \$100 for non-cleaners
 - b. Rentals have picked up.
 - c. Terry resigned. New Clubhouse manager needed.
5. Playground (Bennett)
6. Communications (Burmeister)
 - a. E-newsletter signup/ Email/SMS notifications?
 - b. Newsletter for early October- 3 open ad spots.
 - c. Website updates. The old archived site is now down.
7. Events (Buechler)
 - a. Fall event?

New Business 7:45

1. Winterize the water fountain with Eric.
2. Sent updated fence encroachment notice to Beacon Woods etc properties.
3. 972 Chestnut Ridge needs a tennis court key.
4. Tree at 949 Barcroft Woods Ct. needs to be added to the removal review list.
5. Leaf debris in common ground between Country Stone Dr and Ct.
6. 932 Barcroft Woods tree cutting removal question response.
7. Shed was removed from the pool area.