

SEPTEMBER 2025 TRUSTEE MEETING

9 September 2025 / 7:00 PM / CLWII Clubhouse

AGENDA

In attendance- Trustees- Maggie, Brian, Matt, Ken and Tina

ACC/NAC- Libby

Residents- 5

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. Chestnut ridge color is an unapproved color- fascia repainted.
 - ii. Imperial Pt has repainted.
 - 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 a 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
 - viii. Move to forms digitally.
 - ix. No more trailers.
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. Tennis court fence repair will be 9/24.

- f. Cameras for Tennis courts?
- g. No motorized vehicles on common ground. Make signs.
- h. Parking lot resurfacing
- i. Trees
 - i. 917 Woodside Village
 - ii. 1488 Sandpointe Ct
 - iii. Common ground behind pool/ over trail
 - iv. 1669 Country Hill Ln- down
 - v. 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.
- j. Set call with Beacon Woods resident ASAP
- k. Tree management plan.
- l. Dead common ground trees that pose a threat to structures are the HOAs responsibility.

3. Pool (Beckman)- Rubbermaid shed moved. Needs to be deconstructed or given away.

- a. UPM 25-27 Contract
- b. Last pool day is 9/1.
- c. Pool shutdown weekend of 9/5. Matt will host team on 9/5.
- d. UPM to shut down pool on 9/10.
- e. Looking at electronic pool pins.

4. Clubhouse (Robert)- Fee updated to \$125

- a. The cleaning fee is \$100 for non-cleaners
- b. Rentals have picked up.

5. Playground (Bennett)

6. Tennis/Pickleball Courts

- a. Gate/door lock has been addressed.

7. Communications (Burmeister)

- a. E-newsletter signup/ Email/SMS notifications?
- b. Newsletter for early October.

8. Events (Buechler)

- a. Fall event?

New Business 7:45

1. Resident Common ground clearing concerns 944-938 Imperial. Is this covered in indentures?
2. 1553-1557 Huntington View Easement resident concern
3. ACC/NAC
 - a. Town home improvement deck question
 - b. 1607 Country hill Ln.
4. Indentures for 812 Samone Ct.
5. Website updates/issues. Old site now completely down?- Indentures posted still?
6. Clubhouse Mgmt- Terry is stepping back
7. Winterize the water fountain with Eric.
8. Mayor and Alderperson meetings.
 - a. Road repairs,
 - b. High speed traffic.

- c. Motorized dirt bikes in common ground. Police stopped him.
- d. Vandalism.
- e. Trespassing.

9. October Newsletter
10. 3 blank spots
11. Fall event
12. Pool attendance
13. Clubhouse manager needed
14. Close at 8:11