

JANUARY 2026 TRUSTEE MEETING

12 January 2026 / 7:00 PM / CLWII Clubhouse

AGENDA

In attendance:

Trustees- Ken, Maggie, Tina, Brian and Matt

ACC/NAC-

Residents- 3

Call to Order (Harris)

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

Treasurer's Report 7:40 (Wolfe)

Delinquencies- 28 unpaid households from 2025- \$8522.44. Total Delinquencies- \$23,394

Total Operating- \$

Total Reserve- \$102,955.15

CD matures 1/23/26

Old Business 7:15

1. Architectural Control Committee Updates and Compliance Violations (Reed/Sinclair)
 - a. 10 reviews since last meeting.
 - b. Put paper apps at the clubhouse for non-electronic users.
 - c. 1575 Woodside Village Issues. Color was approved. Deck was not approved.
 - i. No permit for deck was acknowledged by city.
 - d. 959 Chestnut Two-tone painting needs to be corrected. Have until mid-december to begin repainting project. Enact fines?
 - e. Survey common ground at Beacon Woods/ Imperial Pt Ct approved.
 - f. 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.
2. Common Areas (Harris)
 - a. Playground bench repair
 - b. Country Stone Dr and Ct. leaf removal

- c. Tennis court maintenance contract expired? Sports Court is the company. Originally installed in 2016. - Contacted by Matt. Awaiting reply.
 - d. Cameras for Tennis courts?
 - e. Parking lot resurfacing- E. Meier contracting quoting.
 - f. Trees
 - i. Tree trimming around the clubhouse?
 - g. Set call with Beacon Woods resident ASAP
 - h. Long term Tree management plan.
 - i. Dead common ground trees that pose a threat to structures are the HOAs responsibility.
 - j. New tree down on common ground close to the trail coming down from cedar homes to clubhouse common ground.
3. Pool (Beckman)-
- a. We have 2 projects that we need to prioritize according to UPM:
 - i. Lap Pool Cover. The current cover is 10+ years old and is missing straps. (Estimate: \$8,136.58)- COMPLETE.
 - ii. Reconfiguring all of the plumbing- With the removal of the chlorine tanks, we're able to set that room up in a way that makes servicing and running the lap and baby pools much better. Right now, it's a bit of a spaghetti mess. The Z pool for whatever reason was run in really small plumbing and the filter valves are super rusty. (Estimate: \$14,043.60)
 - b. Plan:
 - i. 2026/2027- Reconfigure Plumbing
 - ii. Requested 5 year plan for Pool upkeep.
 - c. Looking into electronic systems and setting up demos. This will help with easier pool entry and guest tracking. After the 1st of the year, Maggie will work with the other trustees and get feedback.
4. Clubhouse
- a. Terry resigned. New Clubhouse manager is Janel
 - b. Pump room vent fan needs to be winterized.
 - c. South gable end light fixture bulb still needs to be replaced.
 - d. Parking lot light bulb needs replaced?
 - e. Street light near the sign needs to be replaced.- Complete.
 - f. New smart thermostat and furnace fixes.
 - g. Smart deadbolt being keyed to match by locksmith and installed soon.
 - h. Check clubhouse balcony LED lights and pool entrance door light.
5. Playground (Bennett)
6. Communications (Burmeister)
- a. No Updates.

New Business 7:45

- 1. Electronic Pool Pass system
- 2. Easter Egg Hunt and National Night out planning. Nicki to continue.
- 3. NAC
 - a. 982 Imperial Pt trim repaint. Has 1 year to complete from what date?

- b. Black and White Gutters
 - c. White trim exceptions?
 - d. Upkeep at 954, 958 and 1574 Beacon Woods Ct.
 - e. 957 Beacon Woods Ct. - No Caretaker currently.
 - f. 959 Chestnut Ridge fines to be enacted as of?
 - g. 907 Ward- white trim
- 4. Landscaping changes tabled. Decision to be made at the next meeting.
 - 5. Assessment increase passed! Now \$390.

Adjourned at 8:01