

# November 2025 TRUSTEE MEETING

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**12 November 2025 / 7:00 PM / CLWII Clubhouse**

## AGENDA

In attendance:

Trustees- Ken, Maggie, Tina, Brian and Matt

ACC/NAC- Jason and Libby

Residents- 2

**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- \$23,445.64

Total Operating- \$150,530.37

Total Reserve- \$102,955.15

CD matures next month

**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. Tennis court fence is repaired.
- 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.
  - ii. Tree trimming around the clubhouse?
- 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.
- l. 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)-

- 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)
  - 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. 2025/2026- Replace Cover
  - ii. 2026/2027- Reconfigure Plumbing
  - iii. 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 needed.
- b. Spire updated gas meter and service is back on.
- c. Pump room vent fan needs to be winterized.
- d. South gable end light fixture bulb still needs to be replaced.
- e. Parking lot light bulb needs replaced?
- f. Street light near the sign needs to be replaced.
- g. Gerry and Terry repainted the Clubhouse sign posts!

5. Playground (Bennett)
6. Communications (Burmeister)
  - a. October newsletter is out!
  - b. Fall event 11/14
7. Events
  - a. Fall event?

**New Business 7:45**

1. 1575 Woodside Sale- City and Village confirmation on assessments
2. Positive feedback from 973 Huntington View Drive on new ACC/NAC and Trustees.
3. 2026 Budget vote is coming! FB post?
4. Clubhouse booking process?
5. City & Village HOA Insurance seminar

Adjourned at 7:42