

Welcome



Country Lane Woods II Homeowner's Association, Inc.

Annual Corporate Meeting

March 9, 2026

Proof of Notice, 2026 Meeting

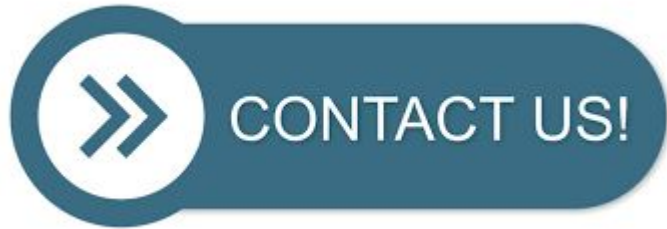
All CLW2 residents were invited to the HOA Annual Corporate Meeting

- Newsletter
- Facebook
- Website
- Signs



Introduction of Current Trustees

- Ken Harris - President
- Tina Griesman - Treasurer
- Matt Unverferth - Secretary
- Maggie Beckman - First Vice President
- Brian Burmeister - Second Vice President



- 851 Country Stone Drive Manchester, Missouri 63021-7062
- trustees@countrylanewoodsii.com
- NAC: clw2nac@gmail.com
- 636-225-0930
- Facebook Page:
<https://www.facebook.com/profile.php?id=61577277121023>



City of Manchester Officials

- Mike Clement- Mayor, City of Manchester (mclement@manchestermo.gov)
- Marilyn Ottenad- Alderman Ward 2 (mottenad@manchestermo.gov)
- Megan Huether- Alderman Ward 2 (mhuether@manchestermo.gov)
- Chief Ed Skaggs- Police (eskaggs@manchestermo.gov)
- Errol Tate - Public Works Director (etate@manchestermo.gov)
- Justin Klocke- City Administrator (jklocke@manchestermo.gov)



Thank You

**Terry Robert
Eric Ruegge
Jerry Bennett
Cindy Lyons
Jane Rundahl
Nikki Thole
Ted Sundhausen
Taylor Blome
John Boll
John Griesman
Jennifer Husky- CLW2 Swim Team
Courtney Varner- CLW2 Swim Team**



City of Manchester Updates

- Mike Clement- Mayor, City of Manchester
- Marilyn Ottenad - Alderman Ward 2
- Megan Huether - Alderman Ward 2
- Chief Ed Skaggs - Police
- Errol Tate - Public Works Director
- Justin Klocke- City Administrator



Introduction of Neighborhood Aesthetics Council (NAC)

- Jason Sinclair
- Libby Reed

Our committee has three other homeowners on it to help us when needed, but Jason and Libby have been able to handle most requests within a week of submission-**our new digital submission process has helped us speed up!**

APPROVALS since July 2025:

- 8 Decks
- 7 Windows and Siding
- 6 Fences
- 12 Colors

Homeowners have responded positively to our in-person approach to conversations.

Introduction of Neighborhood Aesthetics Council (NAC)

Streamlined Process:

- Google Form or digital PDFs preferred; sent to committee email address (clw2nac@gmail.com)
- Boards only if color requested is questionable.
- Site surveys (not Google Satellite images) required for fences/decks

Goals:

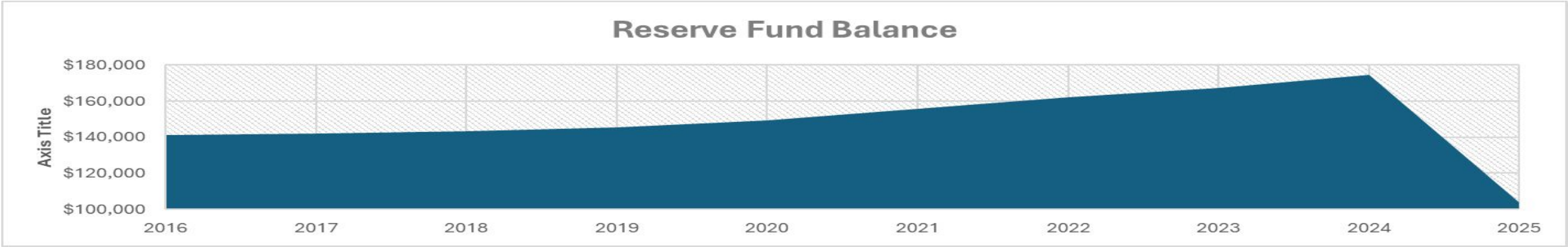
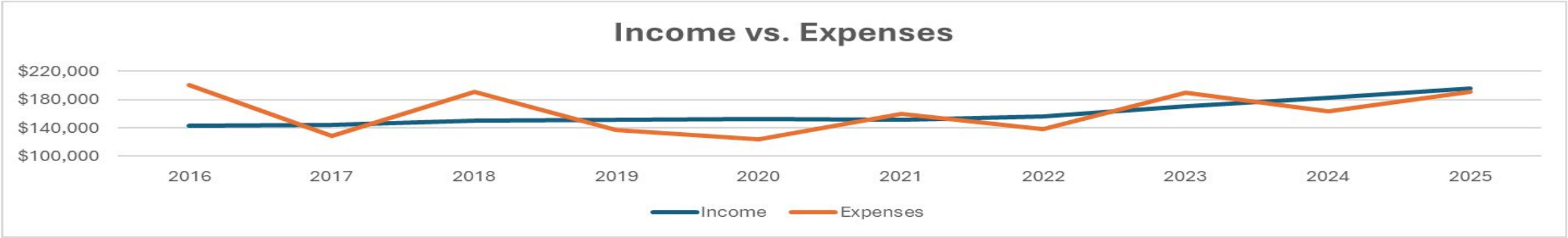
- Respond quickly to requests
- Help homeowners through the process if needed
- Gather recommended contractors list
- Build community through conversation and newsletter updates



2025 Reports

CLWII Financial Objectives

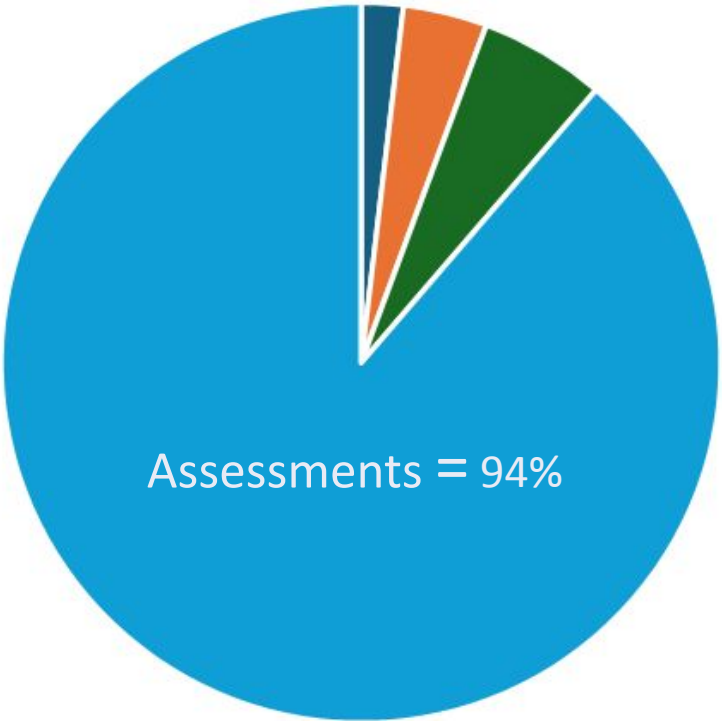
- Match expenses and income
- Build reserve fund
- Save for larger improvement projects



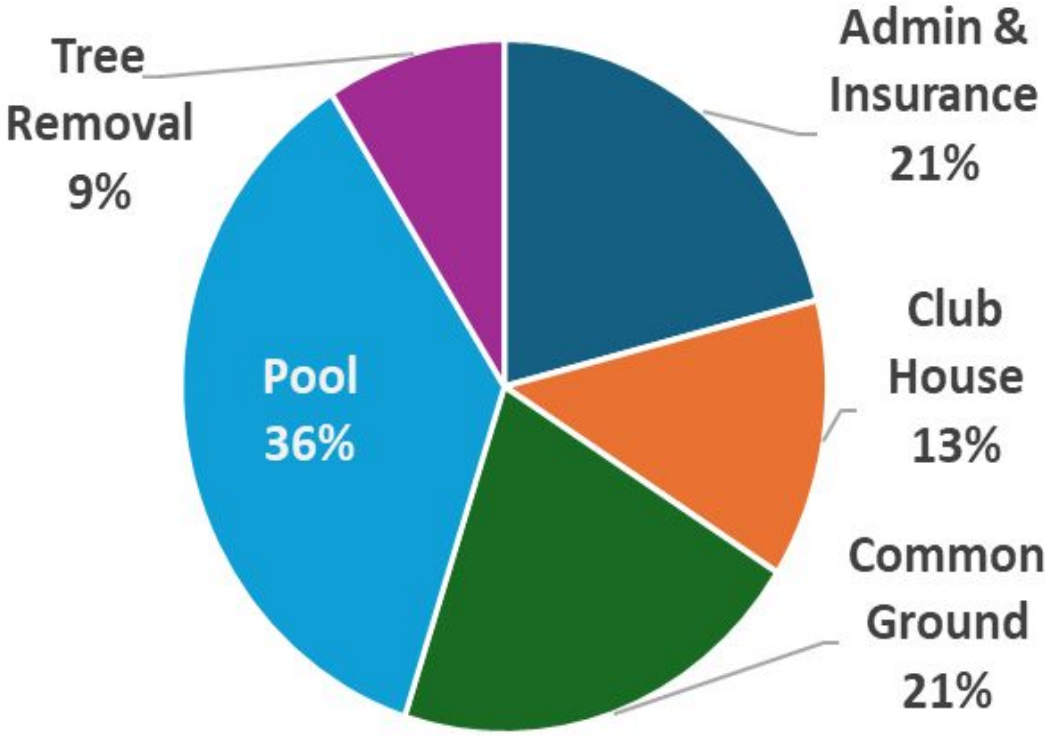
\$77,000 used in 2025 for Pool Improvements

CLWII Financial Update

2025 INCOME



2025 EXPENSES



1% = Other

2% = Rental

3% = Interest

Social Events and Community Building

- National Night Out
- Summer Movie Nights
- Fall Bonfire
- Upcoming: Annual Easter Egg Hunt



2025/2026 Pool Accomplishments

LAP POOL

- Replaced main drain
- Resurfaced interior and tile of lap pool
- Repaired coping stones, as needed
- Replaced 1 pool handrail
- Installed new LED pool lighting
- Installed new pool cover

Z POOL

- Repaired steps
- Replaced 2 handrails
- Installed new LED pool lighting

KIDDIE POOL

- Repaired steps
- Resurfaced interior

OTHER

- New pool loungers and side tables
- Inside cabinets repainted
- New electrical box in Pump Room
- Light conduits repaired

UPCOMING: Summer of 2027 → plumbing reconfiguration



2026 Pool Season



May 23rd-August 23rd
Tuesday-Thursday and Sunday
→ 12:00- 7:00 p.m.
Friday and Saturday → 11:00
a.m.- 8:00 p.m.

**Closed on Mondays*

August 24-September 7th
*Closed Monday-Thursday
Friday- 4:00-8:00 p.m.
Saturday- 11:00 a.m.- 8:00 p.m.
Sunday- 12:00- 7:00 p.m.

Labor Day (September 7th)-
12:00-7:00 p.m.



Unfinished & New Business

Unfinished & new business

- Suburban Bowhunters LLC: Continue bow deer hunting relationship with Suburban Bowhunters.
 - 2025: Hunters harvested 5 deer.
 - Keep our community clean: continue to remind homeowners of clean-up & repair in their yard & homes.
 - Report vandalism to police when seen.
 - Volunteer always needed.
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Questions





April 13th 7 p.m.
Country Lane Woods II Clubhouse

*"If everyone is moving forward together,
then success takes care of itself."*

- Henry Ford

