

JUNE 2026 TRUSTEE MEETING

09 June 2026 / 7:00 PM / CLWII Clubhouse

AGENDA

In attendance:

Trustees - Tina, Ken, Matt

ACC/NAC - NP

Residents - 6

Call to Order (Harris)

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

Treasurer's Report 7:40 (Wolfe)

Delinquencies- 12 unpaid households from 2025 & 42 from 2026, Total Delinquencies- \$29,951.52

Total Account Balance- \$239,350.42

Total Reserve- \$93,552.95

Old Business/On Going Projects 7:15

1. Architectural Control Committee Updates and Compliance Violations (Reed/Sinclair)
 - a. No double hung windows.
 - b. 953 Beacon Woods Ct repainting overdue.
 - c. Survey common ground at Beacon Woods/ Imperial Pt Ct approved.- Survey paid for and received.
2. Common Areas (Harris)
 - a. Tennis court maintenance contract expired? Sports Court is the company. Originally installed in 2016. - Contacted by Matt. Awaiting reply.
 - b. No motorized vehicles on common ground. Make signs??
 - c. Parking lot resurfacing- E. Meier contracting quote received- \$4300.
 - i. Soliciting additional quotes.
 - d. Squatter on the common ground. MPD removed him and he has been trespassed.
 - e. Trees
 - i. Tree trimming around the clubhouse?
 - f. Long term Tree management plan.
 - g. Grant Writer needed to secure funding for Woodland management
 - h. Mowing map. Some areas not being mowed?

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. (Estimate: \$14,043.60)- COMPLETE
 - iii. Requested 5 year plan for Pool upkeep.
 - b. Movie nights and Late night swims have been a success!
 - c. Old pin collection bin at Poolhouse counter.
4. Clubhouse
 - a. The south gable end light fixture bulb still needs to be replaced.
 - b. Parking lot light bulb needs replaced?
 - c. Smart deadbolt being keyed to match by locksmith and installed soon. Installed.
 - d. Spring AC service complete.
 - e. Ben has potential for next year's landscaper.
5. Playground (Bennett)
6. Communications (Burmeister)
 - a. Brian resigned. Notice to be sent prior to July meeting.

New Business 7:45

1. 1612 Award Trailer, parking in grass.
2. The sprinkler system backflow preventer may need to be replaced. Est \$1000
3. Plant front porch pots?
4. Front porch awning needs replaced?
5. Tennis court keys made do not work.
 - a. Lock needs rekeyed?
6. Beacon woods fence move follow-up due date- 6/30.
7. Cedar homes colors are in question
 - a. What's going on with the color addition amendment? Is this true?
 - b. There are houses that have been painted that aren't approved colors. Blue trim? Gray/blue?
 - i. Could we get a full list of approved colors?
8. Stormwater runoff priorities to Manchester
 - a. Woodside village- MSD runoff pipe
 - b. Barcroft & Sandpointe Ct.
9. Megan Heuther to work on Woodland management. Manchester has an Arborist on retainer.
10. Megan H to potentially setup HOA pool Summit.
11. Code enforcement complaint form to be put on website?

Adjourned at 8:20