

SEPTEMBER 2026 TRUSTEE MEETING

14 September 2026 / 7:00 PM / CLWII Clubhouse

AGENDA

In attendance:

Trustees - Ken, Matt, Maggie, Tina & Jennelyn

ACC/NAC- Libby

Residents - 4

Call to Order (Harris)

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

Vote for new trustee postponed. After further review of trustee replacement voting we needed a quorum of lot owners not a quorum of meeting attendees. Mail ballots are being sent out to approve Jennelyn.

Treasurer's Report 7:40 (Wolfe)

1. Delinquencies- unpaid households 9 from 2025 & 19 from 2026, Total Delinquencies- \$19,495.34
2. Total Account Balance- \$195,851
3. Total Reserve- \$96,208

Old Business/On Going Projects 7:15

1. Architectural Control Committee Updates and Compliance Violations (Reed/Sinclair)
 - a. 90 neighborhood survey respondents so far.
 - i. QR codes posted throughout the neighborhood, link/QR in newsletter, on website, and sent to emails we had.
 - b. Welcome packets? City and Village new residents? City & Village has sent these out in the last year. All info now online.
2. Common Areas (Harris/Unverferth)
 - a. Tennis court maintenance contract expired? Sports Court is the company. Originally installed in 2016. - Contacted by Matt. Bid(\$2500) approved to remove court, clean underneath and relay court. ETA late Aug- Sep. Followed up. Will potentially wait until Spring.
 - i. Key solution? Pending with Shure Lock.
 - b. Parking lot resurfacing
 - i. CEG Paving- \$2572- accepted. **Complete**
 - c. Woodside Village erosion- MSD needs to be followed up with.
 - d. Trees

- e. Tree trimming around the clubhouse to take place in the fall/winter. LE tree priority list being worked on.
 1. Dead Bradford pear in Beacon Woods Cul de sac. \$1200- **Complete**
 2. 965 Barcroft- Walnut tree- remove lower limbs. \$350- **Complete**
 3. Tennis court- 2 dead trees with limbs over hanging fences. \$1850- **Complete**
 4. 959 Chestnut ridge- Remove leaning pine, deadwood large pinoak. \$1500 X
 5. 969 Beacon Woods/ 982 Imperial Pt- remove 3 dead trees and clean up brush to sow grass. \$2400 removal of trees. \$850 brush removal.- **Complete**
 6. 955 Century Oaks- large dead tree leaning towards home. \$800- **Complete**
 7. 968 & 972 Sunburst Ct- 2 very large dead trees. \$1600- **Complete**
 8. 1667 Country Hill Ln- Large dead tree. \$1600- **Complete**
 9. 3 separate projects around clubhouse and adjacent common grounds.
 - a. Raise the canopy around the picnic area. -\$2550 X
 - b. Trim pine tree to the right of the clubhouse. X
 - c. 2-3 dead trees in common ground near creek. \$1700 X
 10. Country Hill Ln- dead tree. \$950- **Complete**
 11. Long term Tree management plan.
 12. MO Dept of Conservation private land management rep contacted. They offer a 5 year management cost match program. Seeking quotes from vendor list to remove Honey Suckle etc. Awaiting return calls from forestry contractors and bids.
 - f. Grant Writer needed to secure funding for Woodland management
3. Pool (Beckman)-
 - a. Requested 5 year plan for Pool upkeep. Update?
 - b. Tablet for lifeguards?
 - c. Closed!
 4. Clubhouse
 - a. The south gable end light fixture bulb still needs to be replaced.
 - i. Received 2 quotes. Went with Brda which was cheaper. \$1258.00 - **Complete**
 - ii. The parking lot light bulb needs to be replaced- Ameren called.- **Complete**
 - iii. Playground (Bennett)
 5. Communications (Open)
 - a. Brian resigned. Notice of vote to replace sent prior to August meeting.

New Business 7:45

1. Jennelyn- New trustee to begin 3 yr term from 09/01/26. Has lived here since 2018. Works in HR.
2. Hornet nest in common ground behind Gerry.- Pro tec to handle(Ken)
3. Maple tree on the corner of the pool.- Separate tree job needing approval
4. LE to aerate and overseed common ground field in the next 2 weeks and will winterize the sprinkler system.
5. Email inquiry- # of rental homes in our subdivision?- No way to know.
6. Tree at 1609 Country Hill Ln?- On LE's list
7. Tree at 701 Country Stone Ct.? On LE's list
8. No parking within 15ft of the mailbox note added to the newsletter?- Not possible
9. Ridgemont clerical issue where a piece of their common ground is under our name?

10. Libby's tree thoughts- More proactive. More education of resident vs HOA liability and responsibility.
LE to evaluate nuisance trees adjacent to her property.
11. Steve Sommer tree replacement/ Forest management
12. Tree education in terms of responsibility, Residents vs HOA to be published in the newsletter.

Adjourned 7:52