

AUGUST 2026 TRUSTEE MEETING

10 August 2026 / 7:00 PM / CLWII Clubhouse

AGENDA

In attendance:

Trustees - Ken, Matt, Maggie

ACC/NAC- Libby & Jason

Residents - 5

Call to Order (Harris)

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 in ballots are being sent out to approve Jennelyn.

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

Treasurer's Report 7:40 (Wolfe)

Delinquencies- unpaid households from 2025 & from 2026, Total Delinquencies- Treasurer absent.

Total Account Balance-

Total Reserve-

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?
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. Nikki spot cleaned the court. Is this good enough?
 - i. Key solution?
 - b. Parking lot resurfacing- E. Meier contracting quote received- \$4300.
 - i. CEG Paving- \$2572- accepted. Work to take place in Sep.
 - c. Squatter on the common ground. MPD removed him and he has been trespassed.
 - d. Trees
 - i. Tree trimming around the clubhouse to take place in the fall/winter. LE tree priority list being worked on.

1. Dead Braford pear in Beacon Woods Cul de sac. \$1200
2. 965 Barcroft- Walnut tree- remove lower limbs. \$350
3. Tennis court- 2 dead trees with limbs over hanging fences. \$1850
4. 959 Chestnut ridge- Remove leaning pine, deadwood large pinoak. \$1500
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.
6. 955 Century Oaks- large dead tree leaning towards home. \$800
7. 968 & 972 Sunburst Ct- 2 very large dead trees. \$1600
8. 1667 Country Hill Ln- Large dead tree. \$1600
9. 3 separate projects around clubhouse and adjacent common grounds.
 - a. Raise the canopy around the picnic area. -\$2550
 - b. Trim pine tree to the right of the clubhouse.
 - c. 2-3 dead trees in common ground near creek. \$1700
10. Country Hill Ln- dead tree. \$950
11. Long term Tree management plan.
 - e. Grant Writer needed to secure funding for Woodland management
3. Pool (Beckman)-
 - a. Requested 5 year plan for Pool upkeep. Update?
 - b. Movie nights and Late night swims have been a success!
 - c. Old pin collection bin at Poolhouse counter.
 - d. Tablet for lifeguards?
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 Scheduled 8/7 11-1pm. Not yet Complete.
 - ii. The parking lot light bulb needs to be replaced- Ameren called.
5. Playground (Bennett)
6. Communications (Open)
 - a. Brian resigned. Notice of vote to replace sent prior to August meeting.

New Business 7:45

1. Tree/ common ground upkeep quote from Lawn Enforcement.
 - a. \$850- behind 969 and 973 Beacon Woods Ct. and 982 and 986 Imperial Pt. Approve?
2. Tennis Court key solution
3. 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.
4. MSD- Woodside Village

Adjourned 8:05