

MAY 2026 TRUSTEE MEETING

11 May 2026 / 7:00 PM / CLWII Clubhouse

AGENDA

In attendance:

Trustees- Maggie, Tina, Matt and Ken

ACC/NAC- Jason, Libby

Residents- 3

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 & 57 from 2026- \$ Total Delinquencies- \$37,672.30

Total Account Balance- \$242,544.29

Total Reserve- \$95,076.17

Old Business/On Going Projects 7:15

1. Architectural Control Committee Updates and Compliance Violations (Reed/Sinclair)
 - a. 1 review since last meeting. No double hung windows.
 - b. 959 Chestnut Two-tone painting needs to be corrected. NOW IN COMPLIANCE. Have until mid-December to begin the repainting project. Jan fine. Reached out to Ken. Resident struggling with Manchester Cares to repaint home for his elderly mother.
 - c. 907 Award- painting complete. Now in compliance.
 - d. 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.
 - d. Trees
 - i. Tree trimming around the clubhouse?
 - e. Long term Tree management plan.
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. E Pool entry- Pool Entry has been selected.
- 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.- Awaiting install.
 - d. Spring AC service complete.
 - e. Sprinklers are scheduled to be turned on.
- 5. Playground (Bennett)
- 6. Communications (Burmeister)
 - a. No Updates.

New Business 7:45

- 1. Neighborhood garage sale day??
- 2. Call the electrician for: South gable end light, parking lot light?
- 3. Grant writer to help secure funds for invasive plant removal from woodlands?
- 4. Tennis court keys- still manual
- 5. Pool movie nights- 6/5, 7/17, 8/14?

Adjourned at