

TRUSTEE MEETING AGENDA – AUGUST 1, 2005

Start: 7:05 PM End: 8:50 PM

1. Financial Update Mike Ritchie; See attached excel document, as of 7/31/05. A resident recommended the 2005 Estimated Aug – Dec column be renamed Income/Expense to better clarify. A resident questioned if legal expenses will continue in 2006, and Mike responded that it depended on when the color control committee completes their work, for it will require legal review prior to being presented as an Indenture Amendment. Mike Ritchie posed the question: If we end 2005 with a surplus of income over expense, how do we treat that money? Increase the reserve fund, reduce 2006 expenses and thereby 2006 assessment, or set aside as a future project fund? Much debate over this topic. John Osthus suggested we put this question to all residents via the next newsletter to get a better consensus.

2. 2006 Budget Process Discussion and Time Table of Events

- a. 2006 Budget Presentation, October 3rd
- b. Newsletter with 2006 Budget, 2005 YTD Financials and Notice of Future Budget Meetings, October 21st
- c. 2006 Budget Q & A Meeting, November 7th
- d. Postcard mailing of 2006 Budget Voting Meeting, November ?
- e. Budget Voting Meeting, December 3rd

Cris Finnegan reviewed the budget process timetable, as detailed above, asking meeting attendants when they felt the reminder postcard should be mailed, before or after Thanksgiving. It was determined it should be mailed the week of November 14th to best serve as a reminder of the December 3rd Budget Voting meeting. A resident asked if the entire budget will be voted on, and Eric Ruegg answered yes, the entire budget would be voted on, broken down into Operating Expenses and projects which can be passed or dropped. Eric then asked if there were any projects that needed to be considered in the 2006 budget, such as clubhouse siding. Keith Brown responded that we should consider coating vs. siding.

3. Status of Request For Proposals to Repair the Tennis Courts

Ted Sundhausen; The far tennis court pole is heaving up; resurfacing of the entire court is needed. He would also like to remove the basketball net from the tennis court and have a half-court built where the current volleyball sand pit exists. Reviewed the fence is pulled up from kids entering the tennis courts without a key, costly to have fence mended. The proposal to have the tennis court resurfaced, including repairing the heaving pole, removing any cracks above a specific dimension, is \$16,000. The proposal to remove the basketball net and have the volleyball pit surfaced into a half court basketball area is \$13,000. More bids are being submitted, and the projects will be presented at two distinct projects on the 2006 Budget.

4. Pool Issue

a. Deadline for pool pin processing, Aug 14 Cris Finnegan; The newsletter states the last day for pool pin processing is Aug 14, as summer is winding down. Pool hours will soon be changing to 4PM – 8PM, as school will be back in session, Parkway goes back August 18, college goes back as well. Resident asked if pool could be open regular hours, Cris explained the lifeguards are students and as such are not available during school hours. A resident requested a Koala diaper changing station somewhere in the pool facility. A resident inquired about a refrigerated water fountain be installed in the pool clubhouse area, a resident volunteered to install for free, as a professional pipe fitter/plumber.

5. Terrace Homes Committee Update Ted Sundhausen began by thanking Keith for creating and working so hard on the CLWII website, it will enhance communication throughout the subdivision.

a. CLWII website Keith Brown; it is currently 25% complete, takes a lot of time to create. Keith also presented the Terrace Homes Committee Update, they met one week ago with 3 siding contractors presenting different siding solutions. They are to meet August 3 and will begin work on the color portion of their project. They feel the siding portion is complete, having seen several viable options as choices to replace the T11 siding. The color portion will take several months to complete. A resident took the time to state that he feels the whole process is wrong, to limit a homeowner of color choices is wrong and will hurt the marketability of our homes. A long discussion followed, Mike Ritchie stated that enough residents had been interested in the possibility of limiting siding and color choices within the terrace homes that the trustees approved the formation of the committee. The trustees have no “dog in this hunt.” Any proposal given to trustees regarding color and siding control would have to be reviewed legally and that perhaps it will not be feasible to pass an amendment that is more stringent than the original indenture. Richard Duff stated that he know of at least 5 subdivisions with successful color control, Keith Brown commented that he has their Indentures as language examples. Richard offered Lake St Louis as such a subdivision, Richard asked why we had not examined the feasibility of a more stringent color control Indenture prior to the committee proceeding with their work. Keith Brown stated they knew of this from the outset and would continue with their work. A resident questioned the administration of such a color committee, as residents leave CLWII subdivision, fearing one “Color King” could reign. Keith Brown responded that he is carefully considering the administration of this committee, that the Indentures need teeth to defend any future lawsuits on color. John Osthus asked for the committee survey results. None were available at this meeting.

6. Ad Hoc Committee Meeting Update, July 13 Eric Ruegg read the portion titled “Meeting Highlights” of the memo written to “Residents of CLW II” regarding the Trustee/AdHoc Committee Meeting Update, copy attached (note, the current copy attached is to be revised). Eric noted that this letter would be mailed to all CLW II residents to fulfill a commitment made by the trustees to the Ad Hoc committee members. Boots Boll and Lynn Bullerdick requested that the final paragraph of this memo be rewritten, as they did not agree with the opening sentence.

7. Miscellaneous Business

a. Request from a resident, wanting copies of Amendment Ballots, voting results, transcripts, lists of homeowner names and addresses and minutes. Eric stated that this request was forwarded to the trustee's attorney for opinion if these requests are legal, and it has been determined that the resident has a right to the requested documents. A letter is being sent to that resident tomorrow (August 2). A resident questioned that the ballots should be turned over to residents for review, as they would seem to be private. We assured the resident that that was a concern of the trustees as well, and that we do in fact need to share this information. John Osthus commented that he has researched Missouri Nonprofit Corporation Statutes, most particularly Chapter 355, and he is concerned as well that all actions taken with respect to the current Amended Indenture vote follow the state laws. John Osthus's group will be checking into this as well. Eric asked John if he is working with another resident, and John responded that he has no idea what the other resident is doing, but that he has the same concerns as that resident. Richard Duff stated that he heard that at the January or February Monthly Trustee Meeting a stewardship committee was discussed and that Mike Ritchie thought it might be a good idea, and that this action was seconded by Mike Page (?) at the library meeting. Mike Ritchie stated that he did not remember a conversation of that nature. Richard stated the stewardship committee would assist the trustees in operating and if all were ok they would let the residents know all is ok. Richard will let trustees know who committee contact would be, and stated that no one is out to stick it to the trustees. Trustees requested a proposal for stewardship committee, stating scope and purpose. Richard Duff stated that the committee is not interested in helping the trustees with the work load of operating the common grounds, but in seeing if things are done following the rules of the state.

b. Monthly Trustee Meeting Minutes, to be posted on website and bulletin board at clubhouse.

A resident requested trees to be cut down on common ground behind her home, she is willing to pay for them. Eric to follow up.

Meeting Closed