

# TRUSTEE MEETING AGENDA – JANUARY 9, 2006

START TIME: 7:00 PM    END TIME: 8:35 PM

## 1. Financial Update

The last financial update was given at the November, 2005 trustee meeting. There was no regular trustee meeting in the month of December, as the December meeting was a voting meeting to determine the 2006 budget & assessment. Overall bank account totals 12/31/05: \$163,846.78    Interest paid up to 12/31/05: \$1,241.73

Annual audit yielded refund of overpayment for 2005 Workers Compensation Insurance Premium: \$ 503.00

No homeowner assessment payments received during November or December, 2005. Annual meeting on Monday, March 6, 2006 will cover more items in detail.

## 2. December Vote Results

Results of the December, 2005 assessment vote are as follows:

FOR \$250 ASSESSMENT: **82**    FOR \$275 ASSESSMENT: **23**

## 3. Terrace Homes Committee Update

Committee will be reviewing documentation with their attorney next week. Keith Brown, chairperson, claims attorney is very positive about color and siding restrictions for Cedar Terrace Homes. Committee will request a meeting with trustees to present their findings and meet with attorney.

## 4. Architectural Committee Report

Eric Ruegg presented architectural drawing from homeowner proposing to build handicap ramp at front entrance of home.

## 5. Pool Update

Cris announced trustees decision to renew pool contract with Lifeguards Unlimited. Harold Boll and Keith Brown suggested several ways to communicate to residents about how to file complaints in a more timely manner. It has been suggested to trustees that residents who have a complaint must immediately report an incident, rather than wait until the end of the season, when nothing can be done. Trustees have agreed to post Sue Frizzell's cell phone number and clubhouse phone number on the pool bulletin board. A newsletter article will cover more details in April/May. Plans were announced to install a drinking fountain on the exterior wall for pool patrons. Also plans for installing two Koala diaper changing stations (one in each restroom).

## 6. New Business

### a. Corporate Board of Directors Election Update

### b. Corporate By Law Update

### c. Annual Meeting Announcement

### d. Valley Park Development Report

Eric announced Director's meeting held on December 5, 2005, where trustee Ted Sundhausen and trustee Cris Finnegan were elected by Directors of the corporation to positions of 1<sup>st</sup> V.P. and 2<sup>nd</sup> V.P., respectively. This was followed by announcement of Director's Meeting on December 13, 2005, to vote to adopt a set of bylaws drawn up by our attorney after explaining to us our obligation to do so. These bylaws are posted on the CLWII website. They define corporate business only. CLWII Indentures cover 85% of subdivision business and government. The corporation was formed to protect homeowners further from any liability and also to provide a tax break for CLWII. Among other things, the bylaws direct that Directors must also be trustees, and that the Directors shall hold one annual corporate meeting and prepare agenda for same. The annual meeting may also be used to vote in new Directors, if applicable. Only trustees have the power to vote for new Directors.

Richard Duff and Mary Fitzpatrick presented letters to Eric Ruegg and Carol Weber, which Mary then asked to read to meeting attendees. The letter requests the trustees/directors to add certain items to the agenda for the annual meeting being held in March. This will be further discussed at the February meeting. They both seemed irritated by the fact that there will be no proxy votes permitted. Much discussion commenced between attendees and trustees about the lack of necessity for proxy voting. Eric explained the true meaning of a proxy vote versus an absentee ballot. They also objected to corporate votes, as outlined in the bylaws, which state 30% as a majority. Eric responded that was a fairer number than even the Indentures provide. Jerry, Keith, Karen, and a number of others agreed, stating the difficulties getting homeowners to vote at all. These same folks agreed that proxy voting was unnecessary and provided the person

with the proxy an opportunity to change the votes at will. Ballots must be cast in person or by mail. If by mail, ballot must be postmarked the day of the election. For more details, see bylaws on website.

Discussion then moved to Valley Park Development, where Ted shared some of the information he discovered from his attendance at the Valley Park Planning & Zoning Meeting. Valley Park has voted to change the zoning of a parcel of land, located on the northwest corner of Big Bend and Dougherty Ferry to permit retail and commercial development, known as "The Shops at Seven Oaks." Some of the proposed businesses include a day care center, medical buildings, retail shops, a bank, and a restaurant. The problem with the proposed development is that Valley Park and the developer will want curb cuts with egress onto Country Stone Drive. Country Stone is owned by the city of Manchester, who would have to pay for the cost of improvements. Manchester residents would be most affected by any blight, inconvenience, or traffic problems. Manchester aldermen will keep us updated on the status of this dispute.

Mike added a footnote about Manchester's updated erosion costs for the Seven Oaks subdivision. The considerable increase in Seven Oaks erosion costs means that Countrylane Woods II erosion repair assistance from Manchester will be even further delayed by a few more years, perhaps as much as ten years in the future. At this point, attendee Shirley Fette requested help from the trustees as a result of damage to her property caused by severe common ground erosion. Mike and Eric agreed to call her and inspect the damages to see what might be done to solve the problem. Several years ago, trustees attempted to correct the problem but the correction was not permanent.

Richard Duff then expressed disapproval with the 2006 budget because no funds had been budgeted for erosion costs. Eric explained that at the time, the trustees did not foresee extensive expenses for erosion control. Trustees have agreed to discuss erosion control financing options.

Meeting then called to a close.