

TRUSTEE/HOMEOWNER MEETING MINUTES - 2/6/06

Start time: 7:00 pm End time: 8:40 pm

1. Monthly financial update

Mike read 2005 year-end figures, including total expenses paid during 2005. Refer to "Itemized Categories Report," which included Christmas light award amounts.

Q & A: Q: Can we recycle trash from trashcans in pool area? A: Logistics would make it very difficult. Q: Why does CLWII pay for trash? A: We are considered "commercial" and must pay those rates. Q: Are there legal requirements for subdivision reserve accounts? A: No...but it is sound financial practice in the event of unforeseen expenses. Mike gave examples of subdivisions facing tough times because of a lack of reserves. He also explained how income came in from assessments during first and second quarters of year, and then trickled down.

2. Terrace Homes Committee update

Keith Brown, chairperson, introduced by Ted as "Webmaster." Keith introduced all committee members, some present, some not. Gave a summary of 2005 meeting schedule including guest speakers who were siding experts. Explained status of tentative amendment and outstanding revisions determined after meeting w/trustees on Wednesday, 2/1/06. Eric asked about possible informational meeting w/ homeowners. Keith brought up Harold Boll's suggestion about a "What's New" section on website, which is being set up. Harold also asked about validity of planned amendment in light of past lawsuit, which determined CLWII could not dictate color. Eric & Mike explained that there was nothing about specific colors in original Indentures and there was no amendment at the time of the lawsuit. Discussion ensued about two attorneys debating amendment merit or what is at stake in the future. Debate moved into careful wording of document to protect from some future over-zealous trustees or architectural control committee members.

3. Valley Park Development/Country Stone Dr. update

Ted discussed the proposed development by Valley Park at Country Stone Dr. & Big Bend Rd. Eric added info about the Manchester meeting he attended where developmental problems were discussed. At the time Valley Park incorporated the proposed area of development; they had the option to include Country Stone Dr. but chose not to take it. Manchester owns Country Stone Drive and would bear cost of curb cuts and maintenance requested by Valley Park & contractor. Valley Park would earn revenue from development but Manchester would not be entitled to any earnings. Heavier through-traffic on Country Stone Drive would also pose a problem for CLWII residents. Manchester appears adamant about fighting the curb cuts on Country Stone and the vote reflected their stance with a board vote of 5 voted against and 2 (Asa Wilson & Bob Tullock) abstained. Ted further contributed information obtained at meeting between Manchester and Twin Oaks regarding development of the old Walgreens site at 141 and Big Bend. Twin Oaks is in favor of a proposed Shop 'N Save development after demolition of the old Walgreens store. Manchester voiced concerns about additional stormwater run-off. Developer proposal to install underground drainage pipes should allay fears but Manchester will research further.

4. Easter Egg Hunt

Karen Paszek will be taking over for Cheri Inman, who is "retiring" after many years of service. Announced date of this year's hunt as 4/8, w/rain date 4/15. Children will range in age from toddler to age eleven. Last year's budget was \$400...is it possible to increase this year to \$450? Trustees agreed.

5. Miscellaneous

Pool: Purchase of new pool cover weights will have to be addressed this year. Replacement furniture may not be considered until next year. Tennis Court: Work on refurbishing to begin late March or April when air temperatures remain consistent at above 50degrees. Don Dippold asked if locks should be changed to discourage apartment residents from entering. Trustees believe removal of basketball court will go a long way to alleviate problem of unauthorized entry. Annual corporate meeting announced for March. Details will be mailed along with agenda and map. There was a question about whether we would allow proxy votes. Eric responded that only corporate items would be voted on and there were no plans for any kind of voting. Bylaws state

that no proxies are permitted. This topic led to further discussion by Eric of an update as to the status of the small group of homeowners who continue to have issues and questions about our legal stature. Trustees are considering whether to allow a meeting between this group and subdivision attorney in an effort to clarify and put the matter to rest. Many homeowners in support of the trustees attended this meeting and voiced their support in a lively discussion. These same homeowners justified their reasoning for drafting and mailing a letter to all homeowners, urging that questions come to an end. Only one member of the opposition group present to answer questions from other attendees. Discussion between homeowners and trustees lasted until meeting adjourned at 8:40 pm.