

TRUSTEE/HOMEOWNER MEETING AGENDA – 8/7/06

Start Time: 7:05 p.m.

End Time: 7:45 p.m.

Trustees in attendance: 4 (Cris absent)

H/O in attendance: 12+

1. Financial Update (attachments)

Attachments include one page YTD Account Balances Report, two pages Monthly Transaction Report, two pages YTD Summarized Categories Report (1/1/06 thru 7/31/06). Mike Ritchie began with the overall total in CLWII bank accounts: \$204,887.33. Summary for July income total (\$3,354.51) is shown on page one of Monthly Trans. Report. Checks made out to Eric Ruegg and Ted Sundhausen shown on page one of Mo. Transaction Report, were for parts for completion of water fountain, and replacement of chain holding one the playground swings. Atomm Tree Service received payment for common ground tree removal and tree trimming around pool area. Common ground mowing totals included intermittent fees for mowing of the "MSD Corridor," the footpath between Chestnut Ridge and the softball field, which was cleared by MSD in 2004, and periodically maintained now at our cost. Many residents enjoy walking through this area.

2. Common Ground Update

Eric reported on upcoming removal of four additional dead common ground trees. One of these trees straddles the boundary to CLWII common ground and the property line of a homeowner on Ploma, who is in the process of selling his home. He has agreed to split the cost of the tree removal w/CLWII. Trustees agreed to write a letter to this effect for the escrow, so that in the event the tree is not removed prior to close of escrow, the funds will still be in place.

3. New Business

Ted: Tennis courts were finally completed and he gives credit to resident Don Dippold for his assistance with overseeing and expediting the completion.

Q: Will the people who refurbished the tennis courts also repair the fence?

A: No. Ted is in process of getting bids from fence companies. Kirkwood Fence already bid on the job but was very expensive. No decisions yet made.

Q: Keith Brown asked about update on clubhouse and facilities appraisal.

A: Trustees have spoken to one appraiser to gave an estimate of \$2,000 to \$4,000 for the job. Trustees are still considering and asked homeowner Eleanor Lyons for assistance with locating another appraiser so trustees could compare costs.

4. Adjourn Meeting to Count Votes for Proposed Amendment III (Color/Siding)

a. votes not received before adjournment will not be counted

b. vote tally: (volunteers will be requested to help count votes)

Yes votes: 223

No votes: 89

Results: Pass Fail