

TRUSTEE/HOMEOWNER MEETING AGENDA – 2/5/07

Start Time: 7:05pm

End Time: 8:20pm

Trustees in Attendance: 5

H/O in Attendance: 7

1. Financial Update (attachments-distributed at meeting)

Mike Ritchie presented financial updates. Total monies in all accounts as of 1/31 was \$156,001.19. Quicken 2007 has been purchased to replace Quicken 2004 to provide updates to financial tracking. See check register and record of January expenses. Check to Dale Sign Service was for cost of sign with our website address, which was installed by resident Jerry Bennett. \$390.39 check to Alphagraphics was for cost of copying documents to comply with lawsuit requirements. Income from assessments will begin flowing in about early April. End-of-year figures from 2005 and 2006 were compared and found to be similar. Discussion about clubhouse rentals elicited suggestions how to market rentals more effectively since rental income was down for 2006. Perhaps newsletter should contain more descriptions of clubhouse, including kitchen amenities, maximum capacity, gas fireplace, etc. Refer to website for layout drawing.

2. Easter Egg Hunt (March 31)

Karen Paszek chairing Easter Egg Hunt duties. Hunt to be held on March 31 at 10:30am, with rain date scheduled for following Saturday, April 7. More info on needed volunteers will be in newsletter and on website. Help is needed for stuffing plastic eggs on Wednesday, 3/28, at 6:00pm at the clubhouse.

3. Other Old Business

a. Curb Cuts on Country Stone Dr.

Trustees discussed drawings submitted to Manchester aldermen for revised curb cuts. Issue will be opened for discussion this very evening. Do not as yet know outcome. Two drawings look promising in that they do not permit southbound Country Stone Dr. traffic to enter development. Nor do they permit northbound Country Stone Dr. traffic to exit from development. Keith mentioned other drawing he submitted to Mike Clement, a cause of concern for an additional curb cut not as yet mentioned.

b. Agenda for March Corporate Meeting

Will use same agenda format as 2006, with aids like overhead projector, etc. Statistics for 2006 ACC goals will be posted. Manchester city officials will be permitted input, either in person, or by video?

4. New Business

a. Lawsuit Update

“Motion to Intervene” filed on 1/16/07, allowing twelve more residents to add their names to the lawsuit. Those being: Fran Levy, Deneal Schilmeister, John Hamil, Alan Ross, John Boyland, Jerry Kane, Frances Basler, Steve Buschman, Henry Thill, Camile Demeter, Dorothy Callier, and Miles Whitener. Additionally, Trustees submitted all available documentation requested by plaintiffs in “Discovery” phase. Next update on this subject will be some time in March. Question from audience: How much money has been spent from budget to date on this lawsuit? Answer: Over \$13,000 up to filing of lawsuit. Since lawsuit filed and insurance company coverage, another \$1,000 deductible has been paid. Total costs paid amount to about 15% of CLWII annual budget.

b. Rundown Property – Discussion of Options

Audience asked what they would feel like if they had neighbor who was letting their house and property get run -down? What if you had done everything you could think of to help them fix things and they still didn't fix up property and now they were beginning to become irate with your help? Should the Trustees send resident a letter? Several homeowners suggested that City of Manchester be notified only after Trustees send letter encouraging homeowner to do something soon, as a warning.

c. Miscellaneous

Q. What was result of downed trees following ice storm? Is big tree in common ground still down and why down so long? If a CLWII homeowner sees a strange person or vehicle driving on common ground or hauling away common ground waste, what steps should they take? A. Downed tree stayed where it was at the edge of the woods because common ground was too soggy for a tree company vehicle to get in and do the job. Unknown persons drove a pickup truck onto common ground and engaged in unauthorized tree removal, while leaving behind large ruts that will need to be smoothed out. Never take any chances by confronting unknown persons about their reasons for being on CLWII property. Always call Manchester police and advise them of trespassers. Call Trustees to notify them.

General opinion was CLWII extremely lucky at not sustaining much damage from ice storms. Also noted was upcoming inspection of chimney and roof to determine source of leak and cost to repair.