

TRUSTEE/HOMEOWNER MEETING AGENDA – 6/4/07

Start Time: 7:00 pm

End Time: 7:40 pm

of Trustees in attendance: 3

of Homeowners in attendance: 8

Keith Brown called the meeting to order at 7:00 p.m. and announced that Eric Ruegg could not attend due to personal commitments and Carol Weber was ill. He welcomed homeowners attending including 3 first time attendees.

1. Financial Update (attachments – distributed at meeting)

Mike Ritchie presented the financial report showing YTD income of \$119,283.62 with YTD expenses of \$52,181.87. He distributed a summarized categories report and the May 2007 transaction report to those attending. A question was asked why we pay a fee on checking account #2 when we have such a large account overall. Mike will check to see if that fee can be removed.

2. Old Business

a. ACC Update

Kathie Rayfield, ACC committee member, said they have approved 34 applications since 8/28/06 and have been very pleased with homeowner participation in submitting approval forms prior to beginning any work on their homes.

b. Lawsuit Update

Mike Ritchie indicated there was little new information other than John Osthus would be deposed on 6/15/07.

c. Pool update

Keith Brown indicated that the pool opened successfully on 5/26 and that a full lifeguard staff had been assigned by Lifeguards Unlimited (LU) to the CLW II pools. LU has initiated a new policy, highly recommended by the American Red Cross, that being a 10 minute break for all swimmers 20 years and younger every hour. This allows them to get a brief rest, use restroom facilities, get a drink of water, etc. It also allows adults to have unfettered swim time each hour in addition to the current 11:00 to Noon and 7:00p to 8:00p adult swim times. This 10 minute time occurs on the hour, every hour. Also, estimates for replacing the “Z” pool cover should be available by the August meeting.

3. New Business

a. Use of facilities

Discussion continued from last month on how we can increase rentals of the clubhouse. It was suggested that we “spiff-up” the advertising in the news letter and on the web site. Maybe an open-house could be held where homeowners could come and see the facilities. It was also suggested that current information isn’t clear that you can rent the clubhouse or the clubhouse and the pool for the same \$100 fee.

Enhancements like cable TV, some new furniture (tables & chairs), and a new microwave could be used to draw more rentals. Also it was determined that rentals should appear as soon as possible on the web site calendar so that homeowners would readily know if a day was available. It was agreed that rentals a year in advance should be allowed so that people could plan for special events.

b. Miscellaneous

A homeowner said that the City of Manchester had instituted a new ordinance that prohibited a vehicle from being parked less than 15 feet from mailboxes. A police officer was quoted as saying that they would be somewhat lenient with the cedar terrace home sections because of their “O” lot line construction, but indicated that cul-de-sac parking was still prohibited and that when possible people should park in their garages or driveways.

The CLW II swim team was also discussed. A swim team member parent indicated that the team has grown over the last couple of years and that the team had been moved to a new “division” where membership of clubs number from 150 to 200. They suggested that if a recently discussed team limit be placed on the team, that CLW II members’ kids be given first choice on the team with kids from other neighborhoods second choice. Everyone agreed that seemed reasonable since members were paying the assessment fees part of which are used to maintain the pool facilities.

Respectfully submitted,
Keith Brown