

TRUSTEE/HOMEOWNER MEETING AGENDA - 4/7/08

Start Time: 7:00pm

End Time: 8:20pm

Trustees in Attendance: 4

H/O in Attendance: approx. 6

1. Reading of 2/4/08 meeting minutes

Note: Meeting minutes of the 3/3/08 corporate meeting are on the CLWII web site and will be read at the 2009 meeting.

2. Trustee Election Ballot Counting

Lynn Lee was elected as the newest trustee with a total vote count of 145.

Q&A: Can we revise Indentures to allow for no election when there is only one candidate for trustee?

Trustees answered in the negative. We need elections for any person who runs or things could quickly get out of hand new members were not voted on. That could lead to bigger problems. Examples were given of various city and municipality elections where only one person was on the ballot.

3. Financial Update (attachments handed out)

CLWII tax forms have been completed and filed...no taxes due for 2007. A CD for \$96,000 was transferred from Commerce Bank to a brokerage firm in Chesterfield, UBS Financial Services, which is FDIC insured. The \$96,000 was divided into three separate CD's, one 3-mo. term @ 3.55%, one 6-mo. term @3.45%, and one 9-mo. term @ 3.35%. These are excellent rates for the current financial market.

4. Old Business

a. ACC Update

The trustees recently signed a form letter which will be used by the members of the ACC and sent to homeowners who remodel or paint their homes without following CLWII's Amendment III guidelines. Keith Brown suggested a picture of the original design and/or color at the time of Amendment III should accompany the letter. Any anomalies at the time were "grandfathered" in until it was time to make a change. At that time, the homeowner must then follow proper procedures.

b. Lawsuit Update

Trustees recently met with their attorney to finalize details for the upcoming court date of May 13, 2008. Q&A: What is worst-case scenario? Eric Ruegg explained differences between corporate bylaws and CLWII Indentures. Basically, the Indentures run with the land and instruct how to manage the subdivision. The corporate bylaws are only for corporate business and do not instruct how the subdivision should be run. Worst case scenario would be if Indentures ceased to exist.

c. Neighborhood Watch Program

Trustees still finalizing meeting plans w/Manchester Police Dept. officials. Discussion of best time focused on holding meeting from 7:00-8:00pm on Monday, May 5. At the end of the Neighborhood Watch meeting, the regular monthly trustee/homeowner meeting will immediately begin. As a reminder, the date for the annual National Night Out program will be held on the first Tuesday in August.

d. 2008 Project Update

The urinal in the men's room has run into some problems. The wall must be opened up to get to the plumbing fixtures/pipes, which may all have to be replaced according to current building codes, which also dictate replacement of the urinal. After completion, the wall behind the urinal must then be finished w/stainless steel.

e. Easter Egg Hunt Update

Karen Paszek, chairperson of the committee who works hard to put this annual event in order, reports that she believes there were several non-residents who attended with their children. Do we want to try to prevent this in the future? If so, how? Pool pins? Sign in register? Trustees liked the idea of a sign in register with the name and address of the attendee. That way, if the person does not enter a CLWII address, they can then be told this is for members only.

5. New Business

a. Volunteers Needed

Trustees are seeking a crafty homeowner who will volunteer to help build new benches for the pool area. Trustees will provide all materials. Anyone wishing to volunteer their time may call the clubhouse phone and leave a message, or sign onto the website and contact the webmaster.

b. Pool Opening Preparations

Lifeguards Unlimited has a new policy in place this year. That is to have all their pools up and running by May 1st. This means there will be ample time to test all the equipment, fill the pools, treat the water, and hopefully prevent any last-minute problems. New signs will be required by St. Louis County Health Department this year. The signs list a phone number to call if the pools are not in proper working order. Another new law will take effect this year which will tighten up safety requirements for baby pool drains. We have until the end of the pool season to make any changes to comply with the new requirements.

c. Pool Pin Preparations

Trustees are gearing up for four pool pin dates in May. They are as follows:

Sat. May 10.....10:00 – 11:30a.m.
Wed. May 14..... 7:00 - 8:30p.m.
Tues. May 20..... 7:00 - 8:30p.m.
Sat. May 24 (opening day)..... 10:00 – 11;30a.m.

Meeting adjourned.