

TRUSTEE/HOMEOWNER MEETING AGENDA – 6/2/08

Start Time: 7:05pm

End Time: 7:50pm

Trustees in Attendance: Four:

Keith Brown, Lynn Lee, Eric

Ruegg, & Carol Weber

H/O in Attendance: Four:

Richard Duff, Cheri Inman,

Eleanor Lyons & Karen Paszek

1. Reading of 5/5/08 meeting minutes.

2. Financial Update (attachments handed out)

Total Income: \$19,402.35 (broken down as shown). Income from City & Village: \$19,152.35, Insurance Refund: \$250.00. Total expenses paid out: \$17,682.20. Spending is about average for this time of year with the pool contract payments due, maintenance and start-up costs for opening the pools, washing pool deck, rebuilding of pump house doors. Some costs are higher than anticipated, as shown below on project costs.

3. Old Business

a. Project Update

The new lifeguard and check-in desk is nearing completion. Construction materials are a blend of pre-formed cabinets covered with a Formica counter top and the cabinet back and sides are finished with LP SmartPanel siding. The combination of these materials was the most economical and provided the most durability in the dampness of the pool area. The benches in the pool area and outside the tennis courts are being rebuilt beginning 6/3/08, weather permitting. The benches were constructed from wood years ago and the wood is rotting out. New material will be a composite of wood and plastic for longer wear.

b. Pool and Pool Pin Update

According to Lynn and Carol, there were plenty of people who turned out to pick up their pins on the designated dates. There are still homeowners who need pins, however, and pool pin bags with instructions are available at the new lifeguard's desk. According to Keith, CLWII only has five lifeguards assigned this year, versus eleven in 2007. Apparently, there is a guard shortage industry-wide. At times where there are only two guards on duty, there will be an "Adult Swim" sign posted in the lap pool. This will be done to insure the safety of the swimmers plus allow for short breaks for the two guards. CLWII will be reimbursed any guard shortages according to the contract.

c. ACC Update

Homeowner who is still in violation of Amendment III on paint color is in contact with the members of the ACC and the trustees. Trustees have agreed to postpone the date fines would be imposed if homeowner is working on correcting the trim and gutter paint color.

d. Lawsuit Update

The court hearing began on May 13 and carried over through May 14. On May 14, the judge issued a court order instructing the plaintiffs to write up new corporate bylaws for the homeowner's association and send them out to homeowners for a vote. Eric Ruegg asked Richard Duff if he would like to explain the nature of the order as he was a plaintiff to the case. Mr. Duff stated that the judge has taken control of CLWII and is now running the subdivision. He further stated that the judge had ruled that the current directors really goofed things up over the years and the judge was asking the plaintiffs to correct things with the writing of new corporate bylaws. Eric Ruegg and Carol Weber stated that the court order did not contain anything like the plaintiff's representative had just stated. Eric went on to explain that the judge did not "rule" on anything. Court hearings were temporarily suspended to allow time for the details of the court order to take place. The court order states that the plaintiffs are responsible for drafting a new set of corporate bylaws. The two attorneys will get together and draft a cover letter, which will accompany the new document, along with a ballot for homeowners to vote yes or no. A "Yes" vote means the new bylaws will replace the original bylaws. A "No" vote means

the existing bylaws will be retained. The cost of the mailings and voting will be paid for by the subdivision.

Question from Cheri: Who is writing the new set of bylaws? Richard Duff said he was not sure, but he thought the plaintiff's attorney would be responsible. Cheri then asked who was paying for the attorney to write the new bylaws. Richard said he was not sure, but thought the subdivision was paying for it. Eric Ruegg stated that per the court order, CLWII was only responsible for the mailing costs, nothing more. Cheri then wanted to know: "What else are CLWII homeowners paying for? Are we paying for the plaintiff's attorney's fees, as well?" Richard Duff responded with a "Yes." He went on to state further that if the plaintiffs won the court case, then they were going to write their attorney a check from subdivision funds. Mr. Duff was asked by Eric Ruegg if he was a spokesperson for the plaintiffs and he replied he is. He was asked again if the plaintiffs planned on paying their attorney with a check from subdivision funds. He again answered in the affirmative.

e. Sinkhole Update

MSD determined the sinkhole was caused by a collapse in CLWII's lateral sewer line, and therefore was the responsibility of CLWII to repair. Repairs are final and came in at a cost of \$1,900.00. Question from Karen and Cheri: How did MSD know it was CLWII sewer line and not MSD sewer line? Trustees explained that MSD came out and measured. Using the new map which outlines the new lines, MSD sent a scope with a camera down the sewer line and determined the problem was in the lateral line belonging to CLWII.

f. Recycling Update

Homeowner Gale Portman was thanked in absentia for her recent donation of four new recycle totes to be used in the pool area. She bought them herself at a cost of \$12.00 each and donated them to be used. She claimed she had promised these if the subdivision started a recycling program during the summer months when the pool was open.

4. New Business

a. Volleyball Court

Keith announced work will begin on or about June 3 on the construction of the new volley ball court, weather permitting. The workers are donating their labor and CLWII has paid for materials. Each side of the court will slope down about 3 feet. In measuring the location of the court, the angle of the sun had to be calculated so there wouldn't be an unfair advantage to either side.

b. National Night Out

Cheri Inman requested an update on plans for National Night Out celebration, slated to take place on Tuesday, August 5th, at the pool and clubhouse grounds. Keith outlined plans to date, which includes tentative plans for CLWII to provide hot dogs and hamburgers if homeowners will kick in and provide side dishes, etc. Eleanor Lyons has committed to providing ice cream treats again. Lt. Tim Walsh will be present, as well. Trustees are also asking for further homeowner input to find out level of interest in possibly showing a movie on an inflatable screen and perhaps keeping the pool open an hour later.

c. Miscellaneous

Eric Ruegg thanked Keith Brown for his efforts above and beyond the call of duty with the many hours he has put in at the pool and in covering some of the new projects. Carol also thanked Keith for his assistance in diverting police intervention in an altercation between a disgruntled homeowner and a lifeguard.

Cheri Inman wanted trustees to issue a warning to all CLWII homeowners about the many recent sightings of coyotes in the subdivision. They are reportedly becoming bolder in daylight hours. Small packs have been sighted walking up CLWII streets in the middle of the afternoon, in search of food.

Karen Paszek wants to warn homeowners of a rash of burglaries that have taken place over the last couple of months. Thieves have been breaking into parked cars in CLWII and in the adjacent Waterford apartments. Picked-through wallets have been discovered on the path to the creek. Please lock cars, garages and homes to help prevent falling victim to these thefts.

Meeting adjourned