

TRUSTEE/HOMEOWNER MEETING 1/05/09

Start Time: 7:05pm
End Time: 7:50pm

Trustees in Attendance: 5
Eric Ruegg, Mike Ritchie, Carol Weber
Lynn Lee, Keith Brown

H/O in Attendance: Karen Paszek
Kathy Rayfield, Rich Duff, Mary
Fitzpatrick, Eleanor Lyons, Jerry
Bennett

1. Results of December's Assessment Vote:

39 votes: \$260 33 votes: \$280

Richard Duff objected to his mother being unable to vote in his absence. Trustees were unable to allow her vote as her actual name was not shown as an owner.

2. Reading of 11/3/08 Meeting Minutes

Read and accepted

3. Financial Update (Attachments)

Year-end balance for checking: \$34,415.07. Year-end balance of all accounts including investment and money market accounts: \$169,100.99

4. Old Business

a. Projects Update

1. Clubhouse siding & painting

Inclement weather and cold temps delayed caulking and otherwise slowed progression of clubhouse siding and painting. Project is close to being complete except for painting, which will have to wait for warmer temps (above freezing) for several days. Original siding contract was \$18,000. Extra costs were incurred as a result of installing leaf guards on the gutters and replacing several windows, which were over thirty years old and damaged.

2. Pool Repair Update

St. Louis County pushed up the deadline for compliance of new pool drains because of material shortages. The new deadline is now opening day of '09. Sometime between March and April, we hope to have project started. Trustees will be reviewing pool service contracts and interviewing pool service companies.

b. ACC Update

No update

c. Lawsuit Update

No update

5. New Business

Trustees currently are researching costs to transfer clubhouse trash pick-up to Allied, the new trash contractor hired by Manchester. Trustees also will review new landscaping contract. Manchester aldermen reported that the shopping center curb cuts onto Country Stone Dr. have been defeated in court.

6. Miscellaneous

Richard Duff was unhappy with the way votes are counted. Karen Paszek suggested a change to the Indentures regarding same. She also volunteered to help set up a committee with Richard to oversee future counting of votes.