

TRUSTEE/HOMEOWNER MEETING 2/02/09

Start Time: 7:02 pm
End Time: 8:20 pm

Trustees in Attendance: 4

Keith Brown
Lynn Lee
Mike Ritchie
Eric Ruegg

H/O in Attendance: 7

Jerry Bennett Karen Paszek
Joel Kray Gail Smith
Mary Fitzpatrick Gilbert Smith
John Hamill

1 Reading of 1/5/09 Meeting Minutes

The minutes were read and accepted with the following change to Item 6, Miscellaneous, offered by Karen Paszek: The last sentence shall be changed to read She also volunteered to help set up a committee with Richard to oversee voting/election procedures.

2 Financial Update (Attachments)

January '09 balances:

Checking: \$34,923.73 Money Mkt: \$36,895.82 Investments: \$97,164.80 Total: \$169,665.68

A 6 month CD matured with the funds left in the money market account. Two additional 6 month CDs will mature soon. Those funds also will be left in the money market account until better investments can be found. The money market account currently earns a higher percentage interest rate than CDs which are at 1% or less.

Unforeseen project expenses in 2008, some of which were carried over to 2009, and the lack of an increase in homeowner assessments, will mean a budget deficit in 2009 unless we can realize savings in some areas.

3 Old Business

a. Projects Update

1) Clubhouse siding & painting

Siding, fascia, soffits, gutters, gutter leaf-guards, new porch lights and replacement trapezoidal windows have been installed. Painting is on hold for warmer weather due to the cold and wet weather experienced in the area. Punch list items will be completed with the painting effort.

2) Pool Repair Update

The only item under pool repair is the installation of the anti-entrapment equipment on all three pools. Keith explained the problems all pool owners are encountering obtaining the necessary equipment and the way the equipment works. We have not selected a vendor as yet because we have not completed the interviews with the bidders for the pool/lifeguard contract.

3) Pool/Lifeguard Contract

Keith advised that a meeting had been held with one of the bidders for our pool/lifeguard and that meetings will be held with other bidders. A decision is expected in a week to 10 days. The Trustees will review the committee's decision prior to any implementation.

4) Easter Egg Hunt

Funding for the Easter Egg Hunt was reduced to \$200 due to budget restrictions.

b. ACC Update

Joel Kray reported that the ACC had received a few inquiries but no requests. He expects requests in pick up as the spring season approaches. Upon project completion, the ACC will take new photos of each home with an approved request for their archives.

c. Committee to oversee voting and election procedures

Karen Paszek sent an email to Richard Duff and Mary Fitzpatrick with ideas for this committee. She had not received any response as of this meeting date. She summarized her ideas for us: invite all CLWII residents to join; purpose is to ensure that procedures and indentures agree; voting logistics; and get more residents to vote

d. Trash pick-up cost review, Allied vs. Veolia

Veolia maintains that we are under contract until May, 2010, because the contract automatically renews without notice. If we want out of the contract, they claim we will have to pay liquidated damages equal to 75% of the amount due on the remaining contract. However, they did not have the contract at hand and will have to locate it. We are waiting for a response from Allied to determine if it is worth further discussion with either company.

e. Lawsuit Update

No update.

4. New Business

Cost reductions

Ideas were solicited for ways to reduce expenses or increase our income to meet the budget deficit. Ideas included:

- No snow removal for the Clubhouse parking lot unless the facility is rented or a meeting is scheduled.
- Eliminate or cut back on the Easter Egg Hunt and National Night Out.
- Eliminate the extra pool hours (8-9:00 pm) during July.
- Severely cut back on the plantings in front of the Clubhouse.
- Eliminate projector rental for annual meeting. Perhaps a homeowner has a projector we can use.
- Solicit our vendors and other businesses in our community for advertising in the Country Times. Mary Fitzpatrick volunteered.
- Rent the Clubhouse more. Reduce the rate by \$25 for weekday (Monday through Thursday, except holidays) rentals.

5. Miscellaneous

The Swim Team needs to find another way to store the starting blocks during the summer pool season to avoid future deterioration. Concrete surface space is available for some sort of rack.