

TRUSTEE/HOMEOWNER MEETING 5/04/09

Start Time: 7:05pm
End Time: 7:35pm

Trustees in Attendance: 5
Carol, Mike, Eric, Lynn, Keith

H/O in Attendance: 2
Jerry B., Eleanor L.

1. Reading of 4/6/09 Minutes

Minutes were read and approved

2. Financial Update (see attachments)

Midwest Pool received their first payment of the season for pool/lifeguard services.

Checks were also mailed to Philadelphia Ins. and O'Connor Ins. Agency for common ground & clubhouse liability and Directors and Officers (D & O) Insurance. The D&O insurance premium increased 15% over 2008, while deductibles went from \$1,000 to \$5,000. Both of these increases were a result of the ongoing lawsuit. Bank account balances as of 4/30/09: Total checking and money market accounts: \$60,017.44.

Total City & Village assessment collections: \$67,167.27. Total investment accounts: \$97,720.30. Overall totals: \$224,905.01

3. Old Business

a. Clubhouse Siding & Painting Update

More painting and exterior work is planned for the upcoming week.

b. Pool Update

Stingl switches (part of the anti-entrapment equipment) have been installed in two of the pools. Midwest has offered to provide swim lessons and info should be available on the website soon (www.countrylanewoodsii.com). Pool deck, front sidewalk and stoop will all be pressure-washed before the pool opens.

c. ACC Update

The committee has approved approx. 2 applications per week over the last month. One homeowner modified exterior color selection for faster approval. Another homeowner changed material for a fence from vinyl to wood w/oak stain. This change required no new paperwork.

d. Lawsuit Update

Plaintiffs (person who filed the lawsuit) filed a motion for the judge to rule in their favor for a Summary Judgment. The judge refused, but did rule that CLWII must pay for and include another set of proposed bylaws with the ballot mailing. This proposed bylaw vote will be held on June 4th. Ballots may be mailed prior to that date, but must be postmarked by June 4th or you may come to the clubhouse on that Thursday, June 4th to vote in person from 7:00 p.m. to 9:00 p.m.

4. New Business

a. CLWII is now under contract w/Allied Waste for trash & recycle pickup from the clubhouse. Since Allied is under contract with the City of Manchester, CLWII realized a cost savings of 50% over previous hauler, Veolia.

b. It has been reported that a resident is allegedly clearing out a portion of common ground wooded area to enlarge their back yard. Trustees will be following up on this report