

TRUSTEE/HOMEOWNER MEETING 6/01/09

Start Time: 7:00pm.
End Time: 7:31pm

Trustees in Attendance: (5) Eric R., Mike R.,
Lynn L., Keith B., Carol W.

H/O in Attendance: (3)
Karen Kenny, Jerry
Bennett, Karen Paszek

1. Reading of 5/04/09 Minutes

Read & accepted

2. Financial Update (see attachments)

A \$3,800.00 payment was disbursed to Westport Pools (the service arm of Midwest Pools) for further work on the anti-entrapment devices on the lap pool and baby pool. The third payment for this season's pool contract, due June 15th, was made on May 24, in the amount of \$12,009.00. 2nd & 3rd payments were sent to Wolffe Enterprises for final clubhouse painting details. Bank balances as of 5/31/09 were \$100,378.92 for all checking & money market accounts; \$19,396.32 for cash accounts; \$97,720.00 for Investment Accounts, for an overall total of \$217,495.54

3. Old Business

a. Clubhouse Siding & Painting Update

Siding and painting are now completed

b. Pool Update

Most of the anti-entrapment compliance work was completed before the pools opened on Memorial Day. Some adjustments were necessary, as was expected. Keith Brown claims this year's opening with Midwest Pool to be the smoothest, most effortless opening experienced in several years. Pools were sparkling clear on opening day, the guards follow all the rules required of them, like wearing and using whistles, always facing the pool when transitioning lifeguard stand positions, calling in on arrival, etc.

c. ACC Update

No update except to note that a homeowner has requested a longer period of time than previously needed to complete exterior repairs using scaffolding.

d. Lawsuit Update

If you have not yet mailed your ballot indicating your vote for the proposed bylaws, you still have time to vote in person at the clubhouse on Thursday, June 4, from 7:00 pm to 9:00 pm.

4. New Business

a. Wooded path from Huntington View section to clubhouse

Dennis Maddock of Beacon Woods Ct. has volunteered to repair the eroded path leading from the edge of Chestnut Ridge, through the creek to the clubhouse.

b. Replacement chairs & umbrellas for pool for 2010

Trustees will need to include some new pool furniture in the budget for 2010. Some pieces are very old and severely stained from suntan lotions.

c. Tennis court cracks widening

Work will have to be done again on the tennis courts.

d. Manchester Issues

According to Ruth Baker, who works for the City of Manchester, "No Soliciting" signs would be permitted in areas where this is a problem for homeowners. Make sure to check with Ms. Baker for more information.

The City of Manchester is also cracking down on uncut lawns because of all the foreclosures throughout the city. If grass is allowed to grow to 10", the city will ask the owner to mow. If the owner declines, the city will have their crews do the mowing and charge the homeowner (or bank) several hundred dollars. This then becomes a lien against the property if not paid.

A permanent easement has been issued to the City of Manchester for the installation of drainage pipe on an area of common ground off Country Hill Ln. This drainage pipe is part of the erosion project being completed in the 7 Oaks Subdivision.

Meeting Adjourned @ 7:31 pm