

TRUSTEE/HOMEOWNER MEETING 7/06/09

Start Time: 7:00pm
End Time: 8:05pm

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

H/O in Attendance: (4) M. Roper,
P Scales, E. Lyons, Ken Mortimer

1. Reading of 6/01/09 Minutes

Read and accepted

2. Financial Update (see attachments)

The fourth installment on this year's pool contract was paid to Midwest Pool in the amount of \$12,009.00. Other pool repair costs were also paid in June (see Pool Update, below). City and Village Tax Office collected a few late fees and interest payments from homeowners late paying their assessment. Bank account balances as of 6/30/09 were 70,852.03, Collections from City & Village Tax Service were \$26,907.80, Investment Accounts listed a total of \$97,720.30. The overall total for the month was \$195,480.13.

3. Old Business

a. Pool Update

St. Louis County Health Dept. inspectors have paid visits to CLWII pools on a regular basis so far this year. Every visit has brought new requirements for us to bring up to compliance. A few examples follow: 1) Bather load for all 3 pools must be posted; 2) Depth markings needed on vertical wall in baby pool, even though depth of 1' is posted on the deck around baby pool; 3) A handrail is to be installed on lap pool steps. We will petition this item to be complied with before pool opening next year, as pool will have to be almost fully drained to install. See STL Health Dept. rules and regulation sheet attached for more details.

Q.: "Why does the depth for the baby pool have to be posted when babies can't read?"

b. ACC Update

The committee reports that there have been 2 to 3 requests per week this year for exterior paint changes. All have been approved except one, which did not meet color guidelines. Another homeowner was advised to remove all old T-111 siding prior to installing Certain Teed siding, as it might void the warranty. Trustees will follow up with the manufacturer. The scaffolding mentioned in last month's meeting minutes has been taken down.

c. Lawsuit Update

The corporate by-law votes ordered by a judge's court order were tabulated by City & Village. The results: 219 *Against* new corporate bylaws...84 *For* new bylaws. The current corporate bylaws remain in effect. A hearing in judge's chambers to present the vote results was scheduled for several days after the vote but was rescheduled 2 weeks after the electrical outage in Clayton. At the hearing, the judge scheduled a new trial date for 11/30/09.

Q: Do other subdivisions have lawsuits like this? Answer: No.

Q: Would a few homeowners be allowed to attend the trial? Answer: Yes

4. New Business

a. Tennis courts

A few homeowners who use the CLWII tennis courts on a regular basis have requested the trustees to include the cost of a new gate lock with new keys in the 2010 budget. It seems there are more than a few former residents who still have keys and come to use the tennis courts. They also cause current homeowners frustration when they have to wait for the unauthorized folks to finish using a facility they no longer have a right to use. Trustees will look into the costs of updating our lock system.

b. Unauthorized use of common ground

It has been reported to the trustees that a homeowner has extended their property boundary to include several feet of cleared out common ground. Trustees will be investigating.

Meeting adjourned @ 8:05 p.m.