

TRUSTEE/HOMEOWNER MEETING MINUTES 10/5/09

Start Time: 7:04 pm
End Time: 8:15 pm

Trustees in Attendance: 4
Keith Brown
Lynn Lee
Mike Ritchie
Eric Ruegg

H/O in Attendance: 7
Dennis Boris
Joel Kray
Dot Robinson
Doris Hendrickson
Eleanor Lyons
Jill Vance and friend

1 Reading of 10/04/09 Meeting Minutes

The minutes were read and accepted.

2 Financial Update (Attachments)

September '09 balances:

Checking: \$52,980.09 Money Mkt: \$37,014.57 Investments: \$99,987.07 Cash Accounts: \$322.02
Total: \$190,303.31

The \$12,000 overpayment to Midwest Pool was received and deposited.

3 Old Business

a. Projects Update

Pool

The pools have been winterized and covered. The new handrail in the lap pool has been installed. All St. Louis County requirements were met during the summer except the County wanted an inspection of the drains after the pools were closed which could have meant draining the pools. Instead, Midwest Pools used a diver with an underwater camera and tape measure to satisfy this requirement, saving the expense of draining and refilling the pools.

Keith had asked for comments regarding pool management for Summer '09 and received a few which were favorable.

b. ACC Update

Joel Kray reported that the ACC is averaging 2 requests per week for paint color and siding. The ACC will be sending a few letters to homeowners who either didn't get approval or used an unapproved color on trim. Doris Hendrickson asked for confirmation of trim color requirements

c. Walking Path Rework, Chestnut Ridge to Clubhouse

As previously reported, a homeowner with trail experience has volunteered to design a new path and assist with the work if CLWII will provide the necessary tools and volunteer labor. Keith Brown report that the cost of the tools will be about \$200 and solicited input on groups who may be able to loan some tools. If CLWII needs to purchase tools, they will be donated when the project is complete.

Volunteer labor is at a premium. Perhaps residents may know of a scout or church group which may need to complete service hours. Doris Hendrickson suggested contacting the Boy Scout Council for area scoutmasters.

d. Lawsuit Update

As Defendants, CLWII filed a Motion for Summary Judgment on August 20, 2009. Eric provided details on summary judgments. If the motion is accepted, the judge will make a ruling. The Plaintiffs had a specified amount of time to respond to the motion, but did not. The Judge can rule on October 20th, or we will go back to court on November 30th. The Corporate By-Laws are now off the table because of the last vote.

4 New Business

a. Clubhouse Repairs from Vandalism

Keith reported that he had received two bids for the repairs. The low bid of \$4,845 was selected, plus \$385 for boarding up the clubhouse after the vandalism. After meeting the \$1,000 deductible,

insurance will cover the balance of the repair costs. In addition to the repair work but not covered by insurance, we will be replacing the interior bathroom doors and equipping them with automatic closers.

b. Budget Meeting Information

Mike Ritchie provided and explained the 2009-2010 summaries.

Suggested Projects:

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| 1. Replace tennis court gate locks and keys | \$1,500 |
| 2. Color printing of newsletter | \$1,300 |
| 3. Dog park at the far end of the clubhouse common ground
(Estimate is fencing material and labor only and does not include surface material, maintenance, clean-up or water facilities) | \$3,600 |
| 4. Update kitchen
(Eric stressed that updating the clubhouse is necessary to upkeep, just as it is for our homes. We had no projects in 2009 with bare bones expenditures for the year. Eleanor Lyons agreed and stated that the clubhouse and its amenities are a major factor in home sales for the subdivision.) | \$10,000 - \$12,000 |

Dennis Boris felt that raising the assessment will meet with opposition because of the economy. Doris commented that the assessment really had not increased much in 30 years.

c. Trustee Elections

Ballots for the election of one trustee will go out this month and must be received at the clubhouse by November 2, 2009.

5 Miscellaneous

The office was cleaned up by Trustees and required about 60 person-hours.

Resources are available for homeowners who have problems with wild honeysuckle.

The meeting was adjourned at 8:15 pm.