

TRUSTEE/HOMEOWNER MEETING MINUTES 11/2/09

Start Time: 7:04 pm
End Time: 8:44 pm

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

H/O in Attendance: 5
Jerry Bennett
Eleanor Lyons
Karen Paszek

Gail Portman
Gail Smith

1. **Minutes** from the October 5, 2009, meeting were read and accepted.
2. **Financial Update**
 - a. 20 lounges, 10 chairs, 3 umbrellas, and 1 bar height table with 4 chairs were purchased for the pool area for next season.
 - b. Eleanor Lyons inquired about the number of delinquent assessments.
 - c. Keith Brown provided information on a house sold on the courthouse steps and stated that City and Village assured him that CLWII would receive funds due from delinquent assessments on that house.
3. **Old Business**
 - a. **ACC** (Keith reported for Joel Kray)
 - i. The ACC received about the same number of requests as the previous month with a couple awaiting decision.
 - ii. The ACC sent a letter to a homeowner who had cut and planted on common ground. The homeowner agreed to return the area to its natural state.
 - iii. The Trustees sent a letter to another homeowner regarding cutting trees on common grounds. No response was received as of this meeting date.
 - b. **Walking Path** (Keith Brown)

Keith called the homeowner who was willing to design and facilitate building a walking path from Chestnut Ridge to the Clubhouse to advise him that the project was being put off until spring. Some discussion ensued about getting volunteers, the possibility of placing a bridge over the creek, and erosion control in that area. Bridges are expensive and any concrete work requires EPA involvement. Only rock will help with erosion in the creek area.
 - c. **Lawsuit** (Eric Ruegg)

There was nothing new to report. The judge did not make a decision on our Request for Summary Judgment. The issue will go back to chambers November 20th. If no decision is made then, the matter is scheduled for open court November 30th.
 - d. **Clubhouse Vandalism** (Keith Brown)

The doors are in and work started the week of October 29th, with hopes that the work will be completed by the end of the first week of November.
 - e. **2010 Budget** (Mike Ritchie)

Mike explained the figures handed out at the meeting. We will be \$3700 in the red at the end of 2009, which will be carried over into 2010. The detailed itemization of budget projections will be mailed to homeowners with the notice regarding the upcoming budget/assessment vote. Voting will be at the Clubhouse on December 7th from 5:00 pm to 8:00 pm. As a side note: the CLWII assessment is among the lowest in the area.

f. October Trustee Election:

Ballots were counted at the meeting with the following results:

160 ballots cast

150 votes for re-election of Keith Brown

The other ten votes were:

1 vote was a letter to the editor

8 votes received with no box checked.

1 vote for Spice Girls

4. New Business

a. Trustee Election

Three trustee positions will be open in January. Anyone interested is invited to toss his/her name in the hat.

b. The tennis courts were pressure washed to remove mold and mildew.

c. In an effort to minimize unnecessary costs, trash pick up has been reduced to once per week until Memorial Day when the pool opens. Recycling remains at once per week. (Lynn Lee)

d. We will have a new vending machine company and new vending machines for the pool season. (Keith Brown).

The meeting adjourned at 8:44 pm.

Submitted by:

Lynn Lee
Interim Secretary and 2nd Vice President/Trustee