

CLW II TRUSTEE/HOMEOWNER MEETING MINUTES – 5/03/2010

Start Time: 7:08 pm
End Time: 8:15 pm

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

H/O in Attendance: (3)
Joel Kray
Eleanor Lyons
Nancy Pound

1. Reading of 4/5/10 minutes

2. Financial Update (see attachments)

3. Old Business

a. ACC

Joel Kray reported 9 applications for 10 projects of which 2 were disallowed for color. The color was changed on one application and the other applicant held off a decision. Turn-around time on applications is approximately 7 days.

Outstanding situations:

White trim at 1607 Award was grandfathered since the previous owners were responsible for the paint. The trim on 1651 Award needs to be changed.

The homeowner on **Imperial Point** will be installing shingle and casement windows on the hanging porch with the steel roof.

b. Lawsuit Update

Eric Ruegg reported that the plaintiffs had filed a motion to re-open the trial and they want to bring our previous attorney (who drew up the original by-laws) to testify against us. This filing is odd because the judge has not ruled on anything yet. Insurance has paid approximately \$51,000 and the subdivision has paid approximately \$18,000 over the course of this suit.

c. Tennis Court Gate and Lock

The gate and lock have been replaced. Replacement keys will be distributed during pool pin pick up times.

d. Kitchen Remodel

Most expenditures are complete. However, we are still looking into stools and tables. The appliance purchases were not planned in the original estimate.

e. Channel A restoration

We need to find out if the tool shed will be behind houses or on the road.

f. Pool: Additional county fees

Keith Brown reported that the County has assessed additional fees of \$350.00 to make the applications for the inspection of the new drains.

g. Common Ground

We are waiting to hear on the cost for erosion control. The City of Manchester took care of some problems. We need to spray for weeds. The apartment complex has been mowing behind homes on Country Hill Lane.

4. New Business

a. Tennis lessons for summer 2010-Nancy Pound

Nancy Pound presented her suggestion to provide tennis lessons to residents and non-residents on the CLWII tennis courts. Nancy is the head pro at Woods Mill Tennis Club and has taught for 40 years. Several questions arose during the presentation:

Insurance issues

Use by non-residents when residents want to play

Paying the subdivision a court usage fee for residents when use is covered by the assessment.

These and any other questions that arise will be resolved before any lessons begin.

b. Swim Team-Membership, storage cabinets

Keith called Monica Brown and advised her that the cabinets needs to be on site and in use by May 7th to facilitate opening the pool.

c. Tiling Back Room

We are considering tiling all or part of the back room to match the tile in the kitchen area. The approximate cost of tile only should be \$500.00 to extend the flooring from the kitchen into the back room.

d. Painting Playground Equipment

We need to paint the playground equipment this year since weather hampered the efforts of volunteers last year.

The meeting adjourned at 8:15 pm.