

## CLW II TRUSTEE/HOMEOWNER MEETING AGENDA – 06/06/2011

Start Time: 7:00pm  
End Time: 8:15 pm

Trustees Attending: K. Brown  
L.Lee, M.Ritchie, E.Ruegg,  
C.Weber

H/O Attending: M. Dippold, J. Bennett, R. Inman,  
I.Szostalo, E.Lyons, K, Paszek, K.Kinney

### 1. Reading of the minutes of the 05/02/11 meeting

Minutes read and accepted except for a change under 4-b., "2011 Budgeted Projects"... "Plans are budgeted" shall be changed to read "Plans are underway." Flooring was not included in annual budget, rather costs will be covered from extra funds in budget.

### 2. Financial Update (see attachments)

May expenses totaled \$24,688.48. This total included 2<sup>nd</sup> & 3<sup>rd</sup> season installment payments to Midwest Pool Mgmt, in amounts of \$6,333.00 and \$12,666.00, respectively. As of 5/31/11, total balance in checking and savings accounts was \$235,642.05. This includes assessment collections in the amount of \$22,950.00. Note: Balances do not include earned interest for May.

### 3. Old Business

#### a. ACC Update

Mary Dippold provided updates of recent activities: There were 18 homeowner applications received/reviewed YTD through end of May. Currently, there is about a 7-10 day turnaround between receipt of paperwork and actual approvals. Some delays will be unavoidable due to time constraints of committee volunteers. Photo updates of cedar homes has started. Letter to cedar homeowners who back up to Big Bend are being drafted, reminding them to paint fencing, preferably same color for continuity of appearance along Big Bend.

#### b. Legal Matters (Lawsuit & Collections)

The Small Claims court suit, filed by homeowner John Osthus, is still underway. The original suit was ruled in favor of CLWII. Mr. Osthus appealed and the appeal was heard in May. The judge was going to rule after the court presentation but unfortunately, notes of legal arguments had not been taken so no ruling was possible. A new hearing date has been scheduled for August. The other legal matter involves an unpaid assessment collection which is now a part of probate proceedings, and also a foreclosure matter. We are awaiting results of legal filings.

#### c. Channel A restoration update

We are still in contact with the City of Manchester. This area was recently reseeded with the proper type of grass seed. Hopefully the new grass will hold soil better during heavy rain. Our lawn maintenance company has not been able to get their mowers into the area because the weight of the mowers sinks into the soft, sometimes muddy soil. They have had to maintain trimming with power hand trimmers.

#### d. Channel B restoration update

Manchester voted to allocate \$300,000 in May for a study to determine what improvements are necessary. Work on this area may not begin for another year or two.

**e. Common Ground update**

There have been many reports of dead and fallen common ground trees throughout the various areas of common ground. Trustees Keith and Eric have been busy checking out the sites and confirming their removal. Tree removals have not yet been scheduled as we are in the process of getting bids. There may be a greater expenditure for tree removal in 2011, as compared to 2010.

**f. Easter Egg Hunt Funding (4/16/11)**

Renee Fronabarger turned in her Easter Egg Hunt receipts for reimbursement.

**g. Non-Smoking Policy Follow-up**

Trustees purchased 2 cigarette butt containers, one to be placed in the picnic area and the other to be placed near the bench adjacent to the front of the clubhouse. These two areas seemed the most convenient for pool-goers and clubhouse users. Signs will be posted this week.

**h. National Night Out Plans**

Several events have already been scheduled, according to Karen Paszek and Keith Brown. A firetruck from West Co. Fire Protection District will be on display from 6pm-6:20pm; Chief Walsh of MPD will send an officer to speak to attendees; other giveaways include free ice cream, donated by Eleanor Lyons. Signs from NNO will be posted throughout the clubhouse grounds. More planning is underway and there will be more announcements in the July newsletter.

**i. 2011 Budgeted Projects Follow-up**

Trustees Lynn & Carol will be scheduling appointments with several decorators for ideas on new window coverings for the clubhouse. Hopefully, some decision will be made by the end of the month.

**4. New Business**

**a. Pool**

The removeable hand rail on lap pool needs refitting. There was a problem with the original installation. Midwest Pool will be addressing this issue. Pool area may need to be ADA compliant by next year; we are still awaiting resolution on this issue as we are considered private property at this time. Pool pin checks have been slightly neglected after opening of pool. Hopefully, this problem has been solved and guards will be checking pins for anyone entering the pool area. Homeowners asked about late hours in the month of July. We will be keeping the pool open till 9:00pm every Tuesday and Thursday evening in the month of July.

**b. Tennis Court Maintenance**

N/A

**c. Miscellaneous**

Air conditioning service call this spring found heavy rust buildup on equipment. The current model is a Weather King 1991 model. We may have to plan on getting bids for a new unit in 2012.

