

CLW II TRUSTEE/HOMEOWNER MEETING AGENDA – 07/11/2011

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

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

H/O Attending: J. Bennett, M. Brown,
Chris Hayes, Joel Kray, Karen Paszek

1. Reading of the minutes of the 06/06/11 meeting

Minutes read and accepted except for 3 reporting errors under **3. Old Business, ACC Update**: “during month of May” should read “YTD”; “Some days” should read “some delays”; letters “being sent” should read “being drafted”.

2. Financial Update (see attachments)

June expenses totaled \$20,667.25. As of 6/30/11, total balance in checking and savings accounts is \$225,022.74. This figure includes earned interest for the month. Total includes assessment collections and rentals of \$9,405.32.

3. Old Business

a. ACC Update

Letter to Beacon Woods homeowners was approved by trustees. This letter goes to all homeowners whose back yards front Big Bend Road. The City of Manchester requires periodic fence maintenance. To this end, CLWII & the ACC have acquired a painting contractor who will provide fence-painting services to above homeowners for a discount rate, **if** every homeowner agrees and sends CLWII a check covering individual cost prior to the end of August. Fences along Big Bend may be subject to closer scrutiny by Manchester officials.

b. Legal Matters

The Small Claims Court Trial de Novo (appeal) court date has been changed, again, to sometime in September. Hopefully, there will be no more rescheduling.

c. Channel A restoration update

No information

d. Channel B restoration update

No information

e. Common Ground update

CLWII is seeing an increase in fallen trees & limbs. A recent collection of large branches in common ground looked suspicious, as though they were dumped there by an adjoining homeowner. A large elm tree in common ground has been diagnosed with Dutch Elm disease. Trustees need to decide whether to wait until tree dies or be proactive and remove now so as to prevent damage to other trees.

g. Non-Smoking Policy Follow-up

Generally speaking, people have been respectful of the new non-smoking policy. Unfortunately, there has been some damage to the cigarette butt receptacle and sign located in the picnic area. These items will require replacing and cameras will be adjusted to show activity in this area.

h. National Night Out Plans (Newsletter)

All plans as stated in July newsletter are on target. CLWII swim team, The Waves, will hold their annual fund-raising BBQ the same evening. The event promises a large turnout.

i. 2011 Projects Follow-up

A bid has been submitted for installation & materials for tile flooring in foyer for approx. \$1,500. No decisions have yet been made on new window treatments for clubhouse.

4. New Business

a. A/C Replacement Costs

Costs for a new HVAC system for the clubhouse range from \$7,400 to \$10,000. This expenditure may have to be considered for 2012, based on rust buildup and the fact that the current unit is 19 years old. See attached bid sheet.

b. Miscellaneous

Keith Brown reported a refund check from our insurance company. This refund is the result of a slight premium decrease in liability insurance premiums because of the new security system.

Question from H/O: Why do we have a second "No Trespassing" sign in the far eastern end of the softball field? Homeowner said sign might be too harsh.
Answer: That was the point...to catch the eye of any and all trespassers to let them know they're on private property.