

## CLW II TRUSTEE/HOMEOWNER MEETING AGENDA – 09/12/2011

Start Time: 7:00pm  
End Time: 8:30pm

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

H/O Attending: J. Bennett, M. Dippold  
Karen Dunn, Joel Kray

### 1. Reading of the minutes of the 08/01/11 meeting

Minutes read and accepted.

### 2. Financial Update (see attachments)

August expenses totaled \$9,022.31, including the season's final payment to Midwest Pool Management and costs of \$1,425.00 for common ground tree removal. As of 8/31/11, total balance in checking and savings accounts was \$203,840.37, including earned interest for the month of August.

### 3. Old Business

#### a. ACC Update

Discussion centered around the painting of a cedar home w/o ACC approval of the color. ACC will contact to attempt a resolution approved by trustees. To date, there have been 25 approvals for homeowner requests. From this point forward, the ACC will be asking for larger samples of paint colors in order to avoid any confusion. Trustees received just two checks from homeowners on Beacon Woods to cover discounted fence painting. Trustees returned the two checks and the project did not go forward.

#### b. Legal Matters

The Osthus/CLWII Small Claims Court appeal (Trial de Novo) was changed yet again from September 19 to August 29, 2011. The court ruled in favor of the defendants (CLWII). Defendant's counterclaim of \$2,000 for Abuse of Process against the plaintiff was dismissed. The plaintiff was charged \$241 in costs. Trustees are still waiting word on probate court action in delinquent assessment case.

#### c. Channel A restoration update (trees)

Manchester contractors have re-seeded common ground in rear of Country Hill Ln. Grass previously planted was incorrect type; new seeds have been planted and covered with straw. Hopefully, rainfall will be enough in the fall to encourage new growth. We will not be mowing the area until spring.

#### d. Channel B restoration update

N/A

#### e. Common Ground update

Dead tree removals are the only item of record...see above for costs.

#### g. 2011 Projects Status

Window coverings are on order and installation is tentatively scheduled for end of September. Tile flooring in entry hall to be done in November or December.

#### **4. New Business**

##### **a. Pool Closing and Pool Management RFP**

Pool has been winterized and furniture put in clubhouse for winter storage. Vending machines will be cleaned during week of 9/19/11. Trustees to review 3 RFP's for 2012, 13, & 14 seasons.

##### **b. Mowing RFP Discussion**

Mowing/landscaping RFP's are being sent to several companies.

##### **c. Suggestions for 2012 Budget Projects**

1) Parking lot asphalt, 2) new cabinets and mirrors in restrooms are 2 items being considered as of this month. If homeowners have any requests, they will be heard at the October 3 meeting. The November meeting will review the budget and the December meeting will be a budget voting meeting only.

##### **d. HVAC Bids and Discussion**

Bids range in price from \$7,188.00 to \$9,768. This is for a 3-ton model. Discussions still underway about 3-ton vs. 5-ton size. The age of our current system is 20 years. Question: Do we wait and see how much longer it lasts or go ahead and install new system to forestall any possible interruptions in operation?