

CLW II TRUSTEE/HOMEOWNER MEETING AGENDA – 10/03/2011

Start time: 7:06pm
End Time: 8:40pm

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

H/O Attending: Eleanor Lyons

1. Reading of the minutes of the 09/12/11 meeting

Minutes stand as read.

2. Financial Update (see attachments)

September expenses totaled \$7,663.91, including closing bill for Midwest Pool, down payment for cost of laying tile flooring in foyer and final payment for new window coverings installed in clubhouse. As of 9/30/11, total balance in checking and savings accounts was \$196,176.46, not including earned interest for September.

3. Old Business

a. ACC Update

N/A

b. Legal Matters

Nothing further to report on the Osthus/CLWII court suits. The legal processes for collection of delinquent assessments are still underway. Will report when more news is received. To date, costs total over half of what is owed.

c. Channel A restoration update (and trees)

The re-planted grass seems to be growing, thanks to the recent rains. The trimmed trees also seem to be in good health, and will hopefully survive the winter.

d. Common Ground update

Clubhouse lawn and grounds have been aerated, seeded and treated. Dead common ground tree has been reported on Barcroft Woods; trustees will be following up.

g. HVAC Discussion

CLWII resident Warren Smith provided his engineering expertise to the study of the current size requirements for a new A/C unit. He recommended a 5-ton unit similar to what is now in place. However for the 5-ton unit to run efficiently, there would need to be more sheet metal, vents and cold-air returns installed. The current hardware is suitable for 3-ton but still needs improving. In order to upgrade for a 5-ton unit, the cost to rehab the clubhouse is too great and defeats the purpose. We can do some minor improvements such as adding another cold air return, replacing a rusted section of sheet metal (over pump room) and adding another layer of insulation between pump room and upstairs area. That will allow for a 3-1/2 ton unit. We will still keep the two 1-ton wall units in place for quick cool down. Installation will be scheduled by the end of the year.

4. New Business

a. Suggestions for 2012 Budget Projects

After completing the foyer flooring and HVAC installation, info will be gathered for costs of remodeling fireplace (both sides of entry hall), adding new gas grate, and refinishing hearth. Also discussed was the replacement of restroom counters, sinks and mirrors.

b. November & December Highlights

At the November 8th meeting, final discussions will be held on the 2012 budget numbers. The December 5th meeting will be a voting meeting only...no business will be conducted. The newsletter will announce this, as always, and there will be letters sent to homeowners to remind them.