

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

Start Time: 7:00pm
End Time: 8:20pm

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

H/O Attending: Don/Mary Dippold,
J.Hamer, J.Kray, G.Smith

1. Reading of the minutes of the 10/03/11 meeting

Minutes stand as read

2. Financial Update (see attachments)

October expenses totaled \$11,393.85 and included cost of a new HVAC system (heating & A/C), final payment for foyer tile installation. Income included \$1,800 in overdue assessments. As of 10/31/11, total balance in checking and savings accounts was \$184,801.57. This is slightly more than balance at this time last year.

3. Old Business

a. ACC Update

The ACC reports they have received/reviewed 42 homeowner applications to date.

b. Legal Matters

In the matter of Osthus vs. CLWII, a petition filed by plaintiff asserts that judge never entered a final ruling and they are asking for one. Further updates will be reported. Court suit re: unpaid assessment collection has been settled.

c. Common Ground Update

Lawn and tree growth will be checked later this month. We are asking residents to NOT provide any food or salt for the deer population. They have been causing higher than normal damage to new plantings, trees, and flowers; not only in common ground but in homeowner's yards, as well.

d. Status of 2011 Projects

HVAC system installation and entry floor tile both completed on schedule.

4. New Business

a. Final Discussions for 2012 Budget Projects

The difference between Option A & Option B on the December budget ballot were discussed. Assessment will either be \$265 to maintain the budget or \$270 to cover costs of remodeling the fireplace wall in the clubhouse. Men's and women's restrooms cabinets, sinks and mirrors will be replaced as part of clubhouse maintenance.

b. ACC Compliance Violations

The ACC, with approval from Trustees, has notified a homeowner of being in violation of Amendment III, painting a cedar home a non-approved color. A second cedar homeowner, whose non-approved color is "grandfathered" in until such time as it is time to repaint, has been reported as "touching up" less than 20% of current house color 3 years in a row. Three other homeowners have been sent letters informing them of assorted Indenture violations.

c. Miscellaneous

1. Trustees/Directors met before the start of the general meeting to hold a vote to temporarily amend the corporate bylaws and change the date of the March, 2012 corporate meeting from the first Monday, 3/5 to the first Tuesday, 3/6/12. This change is due to a lack of availability of appropriate facilities on that Monday. The meeting place for Tuesday, March 6, is:

Manchester Police & Support Operations
200 Highlands Blvd. – 2nd Floor
Manchester, MO. 63011

This info will be posted in the first newsletter of the new year.

2. Discussions reveal more damage to tennis courts than first thought. Surface has “moved” and may cause falling hazard. Cosmetic repairs will not be enough this time around. Court may have to be removed, soil drained and regarded and new surface installed. We may also need drainage system installed. Further meetings will be held to discuss the problem and solutions.