

CLW II TRUSTEE/HOMEOWNER MEETING AGENDA – 05/07/2012

Start Time: 7:00pm
End Time: 8:17pm

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

H/O Attending: F.Basler, J.Bennett
K.Dunne, J.Kray, K.Paszek

1. Reading of the minutes of the 04/02/12 meeting

Stand as read

2. Financial Update (see attachments)

Largest expense for April was \$10,814.00 to Philadelphia Ins. Co. for Liability Ins. This was followed by \$6,333.00 for the 2nd installment payment of the season to Midwest Pool Management, with the 3rd largest being \$4,048.00 for Director's & Officers Ins., which was a 33% increase over last year's premium. Assessment income credited in April was \$63,988.04. As of 4/30/12, expenses were \$28,888.09. Total balances in all accounts as of 4/30/12 was \$230,588.47.

3. Old Business

a. ACC Update & Compliance Violations

Total of 12 homeowner reviews year to date. Spreadsheet has been created for all years of approvals from ACC. This will provide answers to any questions by a glance at the spreadsheet. 2 homeowners have received letters this year that their paint colors were not approved and must be changed. 1' X 1' square sample boards for paint colors has been put to use. Homeowner Karen Paszek posed a number of questions on this subject. Q. Why has rule for submitting paint color become so restrictive? A. Paint color approval for cedar terrace homes was set forth in Amendment 3 in 2006. Q. But why has paint sample size been arbitrarily changed from a small paper or actual sample to the larger size and become more restrictive? A. The ACC found it was difficult to determine an actual color from a small 2" X 2" size, or worse, a glossy brochure featuring requested color. In several cases, these types of color samples were NOT representative of actual color appearance when applied over a whole house. There were also differences in the color appearance when applied to wood versus composite siding. Q. But this seems so restrictive. A. How is this 'restrictive'? Nothing has changed except the size of the color sample. Keep in mind these color choices apply only to Cedar Terrace Homes. Because of the unique design of the cedar homes, the color range was limited to preserve this rustic look in the creation of Amendment III.

b. Legal Matters

No report at this time.

c. Common Ground Update

Common ground trimming/destruction behind Jill Vance property on Imperial Pt. has temporarily ceased. Letter will be sent to Ms. Vance informing her of Indenture restrictions regarding common ground since this is where suspected trimmer resides. The indentures do not permit any clearing of common ground plant growth or trees.

4. New Business

a. Pool Opening

Pool covers are coming off on Tuesday, 5/8. Pool pin pickup begins Saturday 5/12 at 10:00am. See newsletter insert for all pool pin dates.

Q. Shall we pay extra approx. \$500 to keep pool open one hour later Tuesdays and Thursdays in July? A. Yes

b. Miscellaneous

Because of our ongoing lawsuit and because of swimming pools, our insurance agent has recommended we consider a \$1mil umbrella policy. This ADDS \$1million to our current liability and directors & officers policies. Cost is roughly \$1,200 per million of coverage. Trustees will take this under advisement. Homeowner Jerry Bennett asked about ACC's governance of retaining walls. He was told ACC has no rulings over retaining walls.

Remaining item(s) for clarification: a) legal opinion of 20% clause in Amendment 3.

Meeting adjourned at 8:17pm.