

## CLW II TRUSTEE/HOMEOWNER MEETING MINUTES – 08/06/2012

Start Time: 7:05pm  
End Time: 8:59pm

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

H/O Attending: J. Bennett  
J. Kray  
D. Cox  
M. Dippold  
K. Dunn

### 1. Reading of the minutes of the 07/02/12 meeting

Minutes read and accepted.

### 2. Financial Update (see attachments)

Midwest Pool Management received the 5<sup>th</sup> payment of our contract @\$4,222.00. Mowing expenses were \$1,550.00. Almost all major expenses for the year have now been paid. Total expenses as of 7/31 were \$9,893.60. Total income from remaining unpaid assessments was \$1,906.17. Total in all accounts as of 7/31: \$208,952.20.

### 3. Old Business

#### a. ACC Update & Compliance Violations

A letter was mailed to the homeowner of 1643 Country Hill giving a deadline of 9/1 to paint an approved trim color. This is a redo on previously unapproved trim color. A request for siding with Hardie board Sierra 8 was disallowed. This siding no longer matches T1-11—the grooves are set closer than 8". The Trustees displayed 2 samples of siding; one wood, and one fiber/cement material. A request for generator slab at 844 Country Stone Dr. was discussed. ACC will approve but will suggest seeking Manchester approval, if necessary. The homeowner at 963 Imperial Pt. has repainted without ACC approval. The 1658 Country Hill homeowner has agreed to submit paperwork and a paint sample.

Homeowner Debbie Cox attended the meeting to appeal recent a letter from the ACC. Her home was painted 5 years previously with different color painted on corner boards, which is not allowed. The color was such a small difference; no one caught it until recently, when the ACC was questioned by other homeowners. Ms. Cox stated that if she changed the paint to match the house after five years, it would NOT match. The ACC & Trustees agreed color could stay until the next time house is painted. **The homeowner will explain the situation to any other homeowner who may ask her why their trim color remains.**

#### b. Legal Matters

Osthus v. CLWII lawsuit appeal: plaintiff Osthus missed another deadline of 7/31 for filing appeals paperwork. There is no update at this point.

#### c. Common Ground Update

The dead tree on King George between two houses was removed safely and at about \$600 less than expected: \$2,600.

#### d. NNO Update

The CLWII swim team will start serving food at 5:30 pm. on Tues. 8/7. Invited city representatives will be attending but time is not yet known. The north side of Country Stone Dr. will have posted "No Parking" signs for 8/7 only.

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

##### **a. Trustee Recruitment**

Over the last few years, our newsletter notices requesting new applicants to run for Trustee elections have gone unheeded. We need new volunteers to run for Trustee positions coming up soon. Any of the current trustees may submit the name/s of homeowners he or she thinks would be a good trustee and a small committee of trustees will make contact and discuss. CLWII needs volunteers.

##### **b. Miscellaneous**

--End-of-season gifts for guards will be given based upon weeks of service.

--Mike Ritchie prepared and presented a packet of information including a list of the streets with cedar terrace homes, along with a plat map and addresses. .Also included was a copy of Amendment 3, along with the legal opinion regarding repainting of disallowed colors. This was given to Trustees and members of the ACC for easier identification of cedar terrace homes. Discussion centered on any homeowner who repaints a non-compliant color, as determined by Amendment 3. **Touch-up painting may be done on small areas of your home such as an area damaged by a tree limb, line trimmer or the like without ACC approval. Anything involving several sections of siding MUST have ACC approval before painting may begin.** A legal opinion was necessary to determine legitimacy of a cedar terrace homeowner who repaints a large section of their home with a grandfathered yet unapproved color each year. The next painting will have to be done with an approved color. Letters will be drafted and sent to homeowners requesting their cooperation. Cedar terrace homeowners will also receive a new copy of Amendment 3, passed in 2006, and urged to seek ACC approval before painting. Fines will be levied against violations.

**As amended 9/10/2012.**