

CLW II TRUSTEE/HOMEOWNER MEETING MINUTES – 05/06/2013

Start Time: 7:00pm
End Time: 8:09pm

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

H/O Attending: J. Bennett
K. Dunne
J. Kray

1. The minutes of the April 1, 2013 meeting were read and accepted.
2. Financial Update (see attachments)
Mike reported income of \$58,428.45 from assessment collections, \$50.00 for Countrylane Times ads and outflows of \$26,025.02, primarily for City and Village fees, the second payment for pool management and insurance premiums. The account for the tennis courts was established by moving \$20,000.00 from our checking account and \$2,400.00 from the \$5.00 per homeowner increase in the assessment. The ending balance for the month of April, 2013 was \$32,353.43.

3. Old Business

a. ACC Update & Compliance Violations

Schweizer (963 Imperial Point): The ACC received no response from Mrs. Schweizer until a certified letter was sent. In this situation, it was decided that since we did not react until 2 years after the fact, it really is not fair to force her to do something. However, for future (well after the fact) "findings," a letter will be sent to each offender regarding the failure to obtain approval and reminding them about Amendment III.

Tao (1647 Award Drive): Certified letter sent.

Rocklyn (959 Imperial Point). On April 29th, the ten day Notice of Intent that the owner may be held in violation of the indentures was sent with a copy to Dave Fox (City of Manchester). Rocklyn has missed one court date to date. A new driveway has been installed but no painting has been performed so far. A copy of the original letter will be posted on the front door of the home.

b. Common Ground Update/Pool:

Common Grounds:

Luke Allen will take care of common ground maintenance for the summer.

Pools:

The DE filter in the Z pool needs work at an estimated cost of \$3,000. The baby pool needs the Stingl automatic shut off replaced. Keith feels the estimate from Midwest Pool is a little high since he was able to find the replacement filter on line for significantly less.

Playground:

We are waiting on a bid for sand blasting and painting the playground equipment. Apparently, sand blasting must be done off site to avoid contaminating the sand in the playground. Jerry Bennett will check on sand blasting and painting contractors at his job.

c. Website

Keith reported there is nothing new on the move to Yahoo.

d. Clubhouse Vending Machines

David Unnerstall, a CLWII resident, offered and will provide a “combo” machine which can be stocked with both drinks and snacks. His concept is to provide “healthier” selections.

e. Sound System

After debating the feasibility of a sound system for the pool area which could become too noisy, we decided to install a system upstairs only at an approximate cost of \$631.00.

f. Solar Electric Panels

The trustees met with the City of Manchester regarding this request and future installations. They have nothing on their books at the moment. Jerry Bennett was given permission to install solar panels on the provision that all panels will lay flat in the roofs.

4. New Business

Century Oaks Drive cul de sac: The grass in the planter in the center of the cul de sac died due to last season’s drought. The homeowners asked for our help on replanting or resodding the area. The area belongs to the City, and they have no plans to reinvigorate it. We will request a bid from our lawn maintenance company to remove the weeds and resod or reseed on behalf of the homeowners, but will not pay for any refurbishment of the area.

Countrylane Times appeal for ACC volunteers worked. Rosemary Wilder offered to join the committee. We will let Carol Weber know that her efforts were not in vain.