

CLW II TRUSTEE/HOMEOWNER MEETING MINUTES – 07/07/2014

Start Time: 7:04 pm
End Time: 8:15 pm

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

H/O Attending: J. Bennett
J. Kray
E. Lyons
T. Martin

1. The minutes of the June 2, 2014 meeting were read and accepted.

2. Financial Update (see attachments)

Expenses for the month of June were \$64,522.07 with income of \$22,196.63 for an ending balance in all accounts of \$244,714.73. Main expenses were for liability insurance, finishing the playground and picnic area, lifeguards and the pool, tree removal and landscaping.

3. Old Business

a. ACC Update & Compliance Violations

Joel reported 37 reviews thus far plus 2 new applications.

Aluminum cladding on fascia and trim boards could become an issue. Three homes are known to have installed aluminum cladding in a matching paint color to the siding (1650 Country Hill Lane, 651 Chestnut Ridge and 961 Beacon Woods [in 2011]). Amendment 3 doesn't mention material for fascia or corner boards. Section 3 of Amendment 3 does say that any work must be approved. Wrapping with LP Smartside or CertainTeed cement board is acceptable.

1610 Award Drive: The house is the same color as in early 2000 but with new paint.

b. Common Ground Update/Pool:

Our thanks to Jerry Bennett for repairing the water fountain at the pool.

c. Playground

Mike reported that everything was finished with the exception of getting more sand. Some spot touch ups may be necessary.

d. National Night Out

We did not need to purchase new signs; Keith took care of the numbers. We want to be sure that the swim team (Monica and Todd Brown) make money on food for the event. We are willing to guarantee income if we can find out what the spend and net were for past events. Lynn will talk with Monica. We will check with Manchester about no parking signs.

e. 909 Award Drive

Mrs. Fleming was advised that the landscaping she had done on the common ground behind her home 9 years ago would be grandfathered provided she did not change the area in any way, including planting new plants.

4. New Business

a. Newsletter

The newsletter must be delivered by the beginning of the last week of July.

b. Pool Contract

Keith is preparing the bid packages for the RFP for the next three year contract.

c. Pool Questions

Ken brought up questions from residents:

Can the pool be open on Mondays? No.

Have we considered replacing with new pool? No.

Have we considered eliminating the lifeguards? No, the liability would be too great.

- d.** Ken also brought up that there are no rules on who can run for trustee. He also asked if “holiday” home rentals were allowed. No. Manchester ordinances would not permit this.

Respectfully Submitted,

L. Lynn Lee