

CLW II TRUSTEE/HOMEOWNER MEETING MINUTES – 08/04/2014

Start Time: 7:00 pm
End Time: 8:15 pm

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

H/O Attending: J. Bennett
D. Dippold
M. Dippold
J. Kray
M. Roper
P. Scales

1. The minutes of the July 7, 2014 meeting were read and accepted.
2. **Financial Update (see attachments)**
Expenses for the month of June were \$12,179.69 with income of \$3,457.02 for an ending balance in all accounts of \$238,304.77. Main expenses were for common ground maintenance, lifeguards and the pool, and utilities.
3. **Old Business**
 - a. **ACC Update & Compliance Violations**
A letter has been drafted to the Jensens at 1650 Country Hill asking that the aluminum cladding be removed/recovered within 12 months.
 - b. **Common Ground Update/Pool:**
Keith sent RFPs to Midwest Pool, Lifeguards Unlimited and Bi-State Pool which are due August 15th. Options to open from 12 noon to 8 pm and to provide winter chemicals were included in the RFP.

Keith compiled pool usage statistics showing an average of 42.41 people per day used the pools throughout the 2014 season. Weekends were the busiest.

Day of Week	# Attending	%	Rank
Sun	807	21.6%	1
Mon	159	4.3%	7
Tue	590	15.8%	3
Wed	442	11.8%	6
Thu	494	13.2%	5
Fri	509	13.6%	4
Sat	<u>731</u>	<u>19.6%</u>	2
	3732	100%	

c. **Playground**

It will take \$1200 to \$1500 to add sand and spread it. Mike doesn't think it's necessary and that the money should be used for new pool covers.

d. Clubhouse

Jerry Bennett worked on the hot water heater but it couldn't be fixed. Chemicals stored nearby ate the controls. We will replace the hot water heater.

e. National Night Out

Final details were discussed.

4. New Business

a. Tennis Courts

Much discussion occurred about the best way to resurface/repair the tennis courts. Peter had done research and met with contractors at our courts for opinions.

Apparently, \$50 to \$60 K is required to tear out the dirt and start over but it doesn't address the water table or fence.

Post tension repairs to provide a perimeter of steel, kind of like of floating table, could cost over \$100K.

Rock and curb asphalt overlay would run about \$90 to \$100K.

Mike asked if Peter had talked with Manchester Parks and Recreation. He had and they spent about \$250K for 3 courts and a rock wall and fence.

We will look into borrowing the money.

Core samples may be needed

Don will check into the possibility that the USTA may be able to provide some assistance in the form of grants.

b. Pool Covers

Tabled

c. The December voting meeting will be moved to December 8th.

d. We will add newsletter items to the agenda in the future.

The meeting was adjourned at 8:15 pm.

Respectfully Submitted,

Lynn Lee
Secretary/Trustee