

# CLW II TRUSTEE/HOMEOWNER MEETING MINUTES – 07/09/2018

Start Time: 7:00 pm  
End Time: 7:52 pm

Trustees Attending:  
K. Brown  
L. Lee  
E. Ruegg

H/O Attending: J. Kray  
J. Plowman

## 1. Minutes

The minutes of the June 2018, meeting were read and accepted.

John Plowman with Manchester Code Enforcement attended the meeting for bring use up to date and answer any questions we had about new requirements, etc.

Subjects discussed with Mr. Plowman were:

- The Manchester Inspection Program is up and running now.
- Ameren puts out a list of new accounts.
- They can only act on what they can see from the street because they need permission to enter any property.
- There are ordinances covering rubbish, health hazards, sanitation hazards, etc., but the ordinances need to be updated. Grass and weeds are covered, but not trees unless dead or dying.
- Can Code Enforcement investigate the problems on the Sunburst property cited below/
- Keith pointed out the buckets with plants growing in them and the plastic fence atn558 Huntington View.
- Eric noted that the trees at the corner of Big Bend and Huntington View will be trimmed.

## 2. Financial Update

The financial update was unavailable.

## 3. Old Business

- a. ACC Updates and Compliance Violations – Joel Kray  
The three reviews received in June were all approved.

- b. Common Areas/Pool

- i. Pool – Keith

\* So far, attendance up 7.5% over last year.

\* A new anti-entrapment devise was installed in the Baby Pool for an estimated cost of \$1,600. The Z Pool will probably need one in 2019.

\* The Z Pool pump malfunctioned so the pool is green but should be okay.

\* Vacuuming has not worked out to clean the bottom of the pool.

ii. Trees – Eric

Removing the tree behind Jerry Bennett's house will cost \$3,250 with the cost share between CLW II and the Carman Meadows homeowner, on a 50/50 basis. Each party is responsible for paying Arbor Care LLC directly.

It is not permissible to plant anything on the common ground, including for privacy.

Max Bell on Sunburst reported 2 problem trees.

Mr. Iaconetti reported drug busts at the rental property at 972 Sunburst. Dr. Paul Edward Burk (K & J Property, LLC) is the owner.

iii. Grounds

1. Playground

The sand digger has been ordered.

iv. Parking Lot

Eric has the material needed to repair the French drain in his truck for a cost of \$300.

c. Delinquencies

26 accounts were delinquent for total amount of \$13, 978.05. Of the 26 account 4 owe \$4.00 each; 15 are delinquent for 2018 only and 7 are behind multiple years.

d. Facebook Account – No report.

4. New Business

Keith presented several topics which will require action in the coming months.

a. Re-key locks for all doors in the clubhouse: revisit in October

b. Vents in the exterior pump house

c. Office fan: Eric suggested purchasing a Vornado for \$100 or less.

d. Replace emergency exit signs: revisit in October

e. Install the easy access point from Country Stone Dr. to the 851 property in time for NNO

f. French drain at sidewalk: see iv. Parking Lot

g. Remove oil spots on new sidewalk: handled by Eric

h. Reconsideration of the purchase of PTZ security camera: The cost will be about \$600. We will look at the funding in August.

- i. Replace window coverings for sliding glass doors, plus 2 more panels in clubhouse: revisit in September or October
- j. Pool repair - Stingl failure: Completed. The dollars are in the budget.

Keith distributed an assignment sheet for NNO.

Respectfully Submitted.

L. Lynn Lee  
Secretary/Trustee