

CLW II TRUSTEE/HOMEOWNER MEETING MINUTES – 10/1/2018

Start Time: 7:02 pm
End Time: 7:49 pm

Trustees Attending: W. Armon
M. Hoyt
L. Lee
E. Ruegg
K. Brown

H/O Attending: C. Lyons
S. Sommer

1. Minutes

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

2. Financial Update

Income for the month ending September 30th was \$3,521.73 with expenses of \$16,944.21 for an ending balances of \$2,703.63 in checking, \$173,511.06 in savings for a total checking and savings balance of \$176,214.69.

3. Old Business

A. ACC

40+ reviews to date. Pending: 2 deck reviews / one review for windows replacement, two neutral gray color (siding & trim) reviews.

Metal Roofing: Recommendation(s):

Murray suggested that ACC members should vote to determine if a policy should be created or not. If yes, create proposed policy (based off meeting notes and criteria discussed at 9/27/18 Trustee/ACC mtg.) for presentation to the trustees.

B. Common Areas/Pool

i. Pool – Keith

Nothing new to report.

ii. Trees – Eric

Four trees require attention. With Arbor Care leaving the business, Eric accepted a bid of \$1,300 from Omni Tree Service.

iii. Grounds

1. Playground

The sand digger has arrived and is awaiting installation.

2. Common Ground at Country Stone Drive and Court.

More soil is coming in with aeration completes by Friday, October 5th with watering to follow.

C. Delinquencies

There are 22 outstanding late assessment payments. Of these, 12 are from 2018 only with four of these having a balance of \$4 only. Six are multi-year delinquencies.

D. Facebook Account:

All is good. Statistics include:

106 visitors / 78 new

281 viewed pages / 4.26 seconds as average

E. Pet Portraits at Clubhouse: December date is reserved.

F. Bow Hunting: Keith will follow-up with Lou and Eric will get involved.

4. New Business

A. Workman's Comp Insurance: Effective October 19, 2018, we will change our Workman's Comp Insurance to Pennsylvania Manufacturers Association Insurance to take advantage of lower premiums (\$419.00 vs \$558) and the elimination of audit requirements. Coverages are the same because coverages are state mandated. The company is rated A by AM Best.

B. We will rekey the clubhouse locks and replace the exit signs with the 2018 budget.

The meeting adjourned at 7:49 pm.

Respectfully Submitted.

L. Lynn Lee
Secretary/Trustee