

CLWII

Trustees / Homeowners Association September 12, 2021 Minutes

Attendance:

Trustees: Nikki Buechler, Lynn Lee, Murray Hoyt, Eric W Ruegg

Guests: Jerry Bennett, Keith Brown, Jean Evans, Joel Kray, Cindy Lyons, Steve Sommers

The meeting was called to order by Eric Ruegg: 7:00 p.m.

August minutes pending, updates being made

TREASURES REPORT: Provided by Murray

Operating Account Balance:	\$65,831.36	As of: 08/31/2021
Reserve Account Total Balance:	\$149,931.18	
Playground Fund:	5,000.00	
	<u>\$220,762.54</u>	

Financial reporting can be found on the CLWII website under Budget Projections

OLD BUSINESS:

1. Architectural Control Committee (ACC) updates and compliance violations:

- YTD 2021 number of reviews: 47
- One indenture violation, a message left on the Clubhouse voicemail: a neighbor was installing a fence that included common ground property. Both a Trustee and the City of Manchester Code Enforcement reviewed the property, outcome:
 - Homeowner is in the process of obtaining a permit & site map and will not include a fence on the common ground area
 - ACC Form has not been submitted to date
- We need to make sure the ACC forms includes the wording “*please include site/survey map*” with homeowner submissions.
- We had a homeowner ask if the ACC would include a list of “disapproved & approved” colors for the cedar homes. This homeowner also volunteered their own time to assist the committee in updating the website. Joel will work with the committee to put together the requested list (from our spreadsheet tracking) to upload.

2. Common Area(s)

- *Pool:* We will look at the main drain cover (should be changed every 2-3 years). Eric will work with Lindsey on any issues/concerns.
- *Trees:* Eric met with Kyle (tree service). There are a lot of trees to address (remove/trim)
- *Grounds:* The area on the playground and partial equipment has been painted (thank you Jerry!)
- *National Night Out:* very smooth / run event!

3. Clubhouse:

- Repairs: minor everyday updates
 - Rental: September, zero
 - Moving forward the calendar posted on the CLWII website will only identify the renter via last name / first name initial (i.e., Lyons, C.) / date / event name when necessary (i.e., pet photos)
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4. **Newsletter:** Updates needed within the first two weeks of October, if not sooner.
 - Budget: we discussed any budget items needed (sealed parking lot, pool pumps/electrical connections around Z pool). Please provide any additional items to Eric & Murray.
 - Assessment: Option A - \$310 / Option B: \$320
 - Projections
 - Trustee announcements: Two Ballots. Terms: Lynn/Lindsey – 12/1 and Nikki/Murray/Eric – 1/31. You must show-up / drop-off card in person.
 - Voters cards

5. **Facebook and Nextdoor (Social Media):** CLWII will no longer participate in social media. This will also be announced in the fall newsletter.

NEW BUSINESS: Nothing new to report

A motion was made to adjourn, 8:07 p.m.

Respectfully submitted,

CJ Lyons