

CLWII

Trustees / Homeowners Association October 11, 2021 Minutes

Attendance:

Trustees: Nikki Buechler, Murray Hoyt, Eric W Ruegg

Guests: Jerry Bennett, Keith Brown, Cindy Lyons, Steve Sommers

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

September approved minutes reviewed

TREASURES REPORT: Provided by Murray

Operating Account Balance:	\$62,074.77	As of: 09/30/2021
Reserve Account Total Balance:	\$150,261.65	
Playground Fund:	5,000.00	
	<u>\$217,336.42</u>	

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

OLD BUSINESS:

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

- Eric reported YTD 2021 number of reviews: 50
- Website, ACC updates: Joel submitted an excel file with two worksheets. 1) "Approved Cedar Home Gray Colors from 2016-2021". 2) "Disapproved cedar home colors, disapproved trim colors, disapproved door colors 2015-2021".
 - The Trustee discussed the proposed approach, it was decided to include the following on the website: approved and disapproved colors with the address (so homeowners can drive by to review the color prior making their respective decision).

2. Common Area(s)

- Homeowner on Country Hill:* the HOA has not completed the installation of the tie wall to date. There is an issue with the water/sewer line on homeowner's property – City of Manchester is involved and once resolved the tie wall will be completed.
- Homeowner on corner of Beacon Woods/Huntington View:* once again reaching out to address the overflow and deteriorating common ground area between the houses on Beacon Woods and Imperial.
- Pool:*
 - We will look at all the grate covers. We will also check the filter on the baby pool.
 - Eric will be meeting with the vendor on 10/13/21 regarding the pebble tee / steps – Z pool.
- Trees:* Kyle (tree service) will start on the trees to remove/trim on 10/15/2021.
- Grounds:* Jerry will be meeting w/Easter Fence on 10/12/2021 to discuss and determine expense for the backstop chain link fence.

3. Delinquencies: Murray reported < \$8k

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4. Clubhouse:

- Repairs: Furnace is aging, Eric will investigate economical options. 2) Will winterize the pipelines. 3) Outdoor clock, done.

5. Communication:

- *Newsletter:* delivered / mailed
- *Website:*
 - Content updated, working on updating photos
 - Will identify missing minutes (June, July & August) with N/A
 - Voters cards: Nikki completed ballot, will send to printer and work with the City Village on updated mailing list. This will include adding blank ballots for those who misplaced their mail.

NEW BUSINESS:

1. Pool:

- Track and report: when we had to close the pool due to shortage of guard staff and/or did not show up, refund should follow.
- Guard Towers: need to wrap / winterize (as well as the ladders)
- Restrooms: not cleaned, will have these professional cleaned and provided MPM with the invoice
- Blues mats: left outside. We will need to look at the mats to be sure they were properly cleaned in the spring.

2. Finance: Murray would like the Trustees to consider opening an additional checking account to:

- Mobile deposits
- Transfer
- Pay utility invoices only vs writing checks
- Considering: Carrollton Bank, Capital One Finance, Chase

The Trustees agreed, and Murray will research the financial institution that best meet our needs.

3. Homeowner on Country Stone Court: Would like the HOA to pay for leaf removal on the common ground at the end of the street. Two homeowners on this street offered to contribute \$20 each to apply towards the total invoice. Eric requested the homeowner to provide the Trustees with the cost invoice.

A motion was made to adjourn, 8:06 p.m.

Respectfully submitted,

CJ Lyons