

# Countrylane Woods II

## Trustees/Homeowners Association February 14, 2022 Minutes

---

### Attendance:

*Trustees:* Eric Ruegg, Murray Hoyt, Nikki Buechler, Will Armon, Cindy Lyons

*Guests:* Lynn Lee, Joel Kray, Keith Brown, Jerry Bennett, Terry Robert, Myrt Rodriguez

The meeting was called to order by: Eric Ruegg, 7:00 P.M.

### TREASURER'S REPORT: Provided by Murray Hoyt

Operating Account Balance:	\$32,942.01	As of: 1/31/2022
Reserve Account Total Balance:	\$150,559.00	
Playground Fund:	\$5,000.00	
<b>Total:</b>	<b>\$188,501.01</b>	

### OLD BUSINESS:

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

- Joel reported that reviews are up-to-date
- There is a resident, Marsha McBride, that is going to be mentored so that she will be available for the Architectural Control Committee if the need arrives.
- Cindy Lyons will stay on the ACC.

#### 2. Common Area(s)

- *Backstop:* Backstop is repaired with two extra crossbars and extra wire. Tennis court fence was fixed at the same time. Resident Jerry Bennett suggested that we hang a sign on the backstop that states, "No Soccer Balls, Area Under Surveillance."
- *Playground:* Jerry Bennett repaired the tire swing; the Trustees would like to offer their appreciation to Jerry for his service to our community.
- *Trees:* Jerry Bennett mentioned a dead walnut tree along the creek behind the common field.
- *Streetlights:* Eric Ruegg drove the entire subdivision and reported four street lights to Ameren.

#### 3. Delinquencies

- There are thirteen delinquent homeowners, totaling \$7,700 in late payments.

#### 4. Clubhouse

- There are no current maintenance issues or problems with the clubhouse.

#### 5. Communication

- Nikki Buechler is working on a few small suggestions for the website. There is a current glitch on the homepage that Nikki is working to resolve.

## **NEW BUSINESS:**

### **1. 2022 Board of Trustee Election Results**

- The 2022 Countrylane Woods II Board of Trustee election was held on January 31, 2022. Ballots were mailed to all residents at the beginning of January.
- The results of the election are as follows:
  - Will Armon: Voted onto Board with 115 votes
  - Cindy Lyons: Voted onto Board with 117 votes
  - Eric Ruegg: Voted to remain on Board with 116 votes
  - Nikki Buechler: Voted to remain on Board with 116 votes
  - Murray Hoyt: Voted to remain on Board with 117 votes

### **2. Annual Meeting**

- Cindy Lyons will coordinate the PowerPoint for the Annual Meeting.
- Eric Ruegg reviewed past newsletters for information for the Annual Meeting. Cindy Lyons will circulate the PowerPoint

### **3. Easter Egg Hunt**

- Nikki Buechler will once again plan and coordinate the Easter Egg Hunt, which will be held on Saturday, April 9th at 10:00 A.M.

### **4. Response to Planning and Zoning**

- A resident on Country Hill has applied to Manchester for a variance to move a boundary between two properties. The resident has employed an attorney who asked for commentary from anyone opposed to the moving of the boundary. (A public hearing was held on Zoom.) Eric Ruegg has opposed the move of the boundary. The various attorneys involved were not aware that the lots were built on zero-lot lines. The Trustees believed that the CLWII Indentures stated that on zero-lot line properties, owners have to allow easement for neighbors to complete work and maintenance on their property. Eric Ruegg could not find this in our indentures, but the CLWII attorney called this an “implied construction easement.” It was noted that it is reasonable to ask one’s neighbor to place money in an escrow account in order to ensure that the property is returned to its original state. At this point, the resident in question has withdrawn their request from the City of Manchester.

### **5. 2022 Assessment Collection**

- The new assessments will be due March 31, 2022. These are typically mailed in early March; Will Armon will call City & Village to ask the specific date on which the assessment bills will be sent.

### **6. 2022 Pool Information**

- Nikki Buechler is working on gathering information for the Q2 (April-June) Newsletter regarding information on the pool for residents.

### **7. National Night Out**

- National Night Out will be on Tuesday, August 2nd. Nikki Buechler is going to register for CLWII and order new banners.

## **8. CLWII Phone and Email**

- Will Armon, new Trustee for 2022, will be taking over the responsibility of checking the phone and email for CLWII. Cindy Lyons will be the backup when Will is unavailable.

A motion was made to adjourn by Eric Ruegg, 7:48 P.M.

Respectfully submitted,

Will Armon