

# Countrylane Woods II

## Trustees/Homeowners Association Annual Meeting March 3, 2022 Minutes

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### Attendance:

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

*Guests:* Mayor Mike Clement, Alderwoman Marilyn Ottenad, Alderwoman Megan Huether

*Ten Residents in Attendance*

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

- 1. Introduction of Directors/Trustees** - New terms for returning and new trustees were announced
  - a. Eric Ruegg, President/Trustee, *February 1, 2022 – January 31, 2025*
  - b. Will Armon, Secretary/Trustee, *February 1, 2022 – November 30, 2024*
  - c. Nikki Buechler, Second Vice President/Trustee, *February 1, 2022 – January 31, 2025*
  - d. Murray Hoyt, Treasurer/Trustee, *February 1, 2022 – January 31, 2025*
  - e. Cindy Lyons, Trustee, *February 1, 2022 – November 30, 2024*
- 2. Manchester Mayor Mike Clement** – Mayor Mike Clement discussed a broad range of issues and updates for residents of Manchester, Missouri
  - a. Discussed loss of Ballwin police officer and outreach of Manchester community
  - b. Discussed the occasional break-ins that continue to occur to vehicles, although the overall occurrence has dropped, Mike reminded everyone to lock any vehicles left on street, continue to keep porch lights on, and report any street lights that are out
  - c. Programs for seniors through Manchester Parks and Rec have been increasing in popularity.
  - d. Manchester youth summer camps filled within six hours of opening registration
  - e. Managed deer hunts continue to happen in Manchester; over half of the total deer harvested taken from CLWII. The number of deer taken from CLWII, however, were down from 16 to 11.
  - f. The Commerce Bank building has been purchased and the progress is going well. The goal of the Mayor and Board is to build for the future. Drawings go out in mid-April in order to find a contractor.
  - g. The Board of Alderman have set a goal to develop the older part of Manchester, along Manchester Road to the west of 141. Last summer and early fall, Manchester worked with PACE Properties (Walmart/Costco) who said the quadrant of Manchester/141 is ideal for redevelopment. The Board put out a request for RFPs in order to encourage bids; however, no bids came through in the bidding window. The mayor believes that this is a result of inflation, interest rates, supply chain concerns, as well as the continued presence of viable businesses that will stay within the quadrant.
  - h. Mayor Clement encouraged CLWII residents to vote YES on Proposition U, which is a local use tax for all online purchases made within Manchester. The revenue projections for this tax are significant. (Des Peres, a community with a smaller population) receives revenue over \$1 million each year. If the tax passes, part of the revenue (about \$450,000) will be used to pay for waste services that residents currently pay for, at a rate of \$6 per month.
  - i. Manchester hopes to annex an area north of Carman Road on the far east of the city. Mayor Clement discussed the various benefits for both current residents (greater financial resources and a more vibrant community) as well as potential residents (better services). The Board is planning to submit a proposal to the Boundary Commission of St. Louis County by mid-April. There is a high likelihood that this body will turn down the proposal; however, if it is accepted, annexation would go before a vote of both current and potential residents. If passed, Manchester will add extra staff.
  - j. There was a question from the floor regarding code enforcement. Mayor Clement reminded residents to send code enforcement issues to Board members or to call the City.

- k. There was a question about trees: the trees between the sidewalk and street are the responsibility of the resident.
- l. Storm water projects for Channel B, behind Mayfair Park and King George, are in the design phase for a predicted design price of \$75,000. Once the design is approved and accepted, work will begin within the next two or three years.

### **3. Homeowners Who Make a Difference**

- a. Jason and Sally Sinclair hosted a Fourth of July Parade which was well-attended by residents.
- b. Thank you to Jerry Bennett for making various repairs to the Playground and Baseball Field.
- c. Congratulations to the winners of the 2021 Holiday Lights Contest!

### **4. Pool and Clubhouse**

- a. A new fence was installed around the pool with the funds reserved from the closed pool during the 2020 season.
- b. Pool Management Company continues to be in need of lifeguards, and they are currently hiring.

### **5. Upcoming CLWII Events**

- a. CLWII remains committed to the removal of honeysuckle from our common areas. Attendance during honeysuckle removal events has been low, particularly among younger residents. The Board encourages residents to volunteer for the next honeysuckle removal event on April 2, 2022.
- b. Free limb chipping is available on April 11, 2022. Residents are reminded to place all limbs on curbs in order to be chipped.
- c. The Annual Easter Egg Hunt will be on April 9, 2022. Thank you to Board Member Nikki Buechler for planning a tremendous event each year.
- d. The swimming pool opens on May 28, 2022.
- e. The national Annual Night Out celebration will be on August 2, 2022.

### **6. Financial Update**

- a. Murray Hoyt is tasked with making sure our revenues and expenses are reasonably balanced each year as well as managing our reserve fund.
- b. 97% of our income comes from HOA Dues, other income comes from rental fees and interest income.
- c. 40% of our expenses are for the pool; the clubhouse accounts for 16% of our expenses; common ground maintenance is 22%; tree removal is 8%; and administration/insurance costs are 14% of our annual budget.
- d. In 2021 the new fence was added around the pool (\$25,212) and the main water line to the clubhouse was replaced (\$7,930).
- e. The only plan for extra expenses in 2022 is to add an additional \$5,000 to our playground fund.

### **7. Architectural Control Committee (ACC) Updates**

- a. The Board thanks Joel Kray for his continued leadership of the Architectural Control Committee.
- b. There were 56 total applications in 2021.
- c. A reminder that fences must be approved by both Manchester and St. Louis County.
- d. The ACC thanks homeowners for their work when submitting applications and their dedication to preserving the subdivision.
- e. A reminder that there was a recent page added to the website with all past colors that have been both approved and disapproved.

Respectfully submitted,

Will Armon