

Countrylane Woods II

Trustees/Homeowners Association April 11, 2022 Minutes

Attendance:

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

Guests: 1

The meeting was called to order by: Eric Ruegg, 7:02 PM

TREASURER’S REPORT: Provided by Murray Hoyt

Operating Account Balance:	\$31,811.73	As of: 3/31/2022
Reserve Account Total Balance:	\$150,561.87	
Playground Fund:	\$5,000.00	
Total:	\$187,373.60	

OLD BUSINESS:

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

- There is no ACC Report

2. Common Area(s)

- Honeysuckle cutting on April 2nd: The crowd was small (6 residents) but there were two brush cutters rented, which allowed a lot of smaller honeysuckle plants to be cut.
- It is noted that the honeysuckle cuttings continue to be small in attendance. The Board respectfully requests residents, especially younger residents, to consider volunteering at these events.

3. Delinquencies

- The 2022 annual payments were due March 31, 2022. Murray will soon receive the first payment from City & Village, as well as a delinquency list.

4. Clubhouse

- Cindy is working on getting a bid for painting the doors (inside and out) as well as power washing the steps, as well as painting the step yellow again.

5. Communication

- Nikki has updated the calendar and the website with all dates and information from the Q2 Newsletter, including all processes and procedures for the Pool Pin Distribution.
- Eric noted that a resident commented how clear the pool information was in the most recent newsletter.

NEW BUSINESS:

1. Pool Vacuum & Baby Pool

- Cindy and Eric met with MPM to discuss the various needs that CLWII has over the summer. It was noted that the clubhouse is rented throughout the summer and that the bathrooms must be kept clean throughout the summer. MPM appears to be clear on our needs for the bathrooms.
- There is no way for MPM to vacuum using our current filter and vacuum system. There is a “deck vac” that wastes water, which isn’t a good option. It is not a good option to vacuum during the day. MPM recommended that we get an automated “crawling” pool vacuum that could be placed in one of the two pools each night, rotated between the two. The vacuum costs \$3,000.00. Eric recommended that CLWII makes this purchase through MPM for this vacuum that will be new and kept at CLWII. The Board approved this purchase.
- There is a line between the baby pool and the building that is fractured. The methods for checking this line are not optimal, as it will cause damage to the deck. The filter and pump for the baby pool are also outdated and not working properly. The combination for these parts will cost \$11,000-12,000. Eric asked if it was worth this cost to keep the baby pool going. Eric is suggesting we run the baby pool as is this summer; if it breaks, we can make a determination over the winter, as it is unlikely to be able to complete this work in time for the summer opening. Such work, which requires breaking up concrete, could potentially cause delays in the pool opening.
- MPM believes that they have finally found the leak in the lap pool, which was caused by one of the original drains. It has been fixed and MPM is currently monitoring the pool.

2. 2022 Assessment Collection

- Murray will soon receive the dues for 2022 as well as the current delinquency list.

3. 2022 Pool Information

- A delinquency report will be requested in early May so that the list of residents ineligible for pool pins will be updated before the May 11th Pool Pin distribution date.
- Cindy has completed new signs with pool hours.
- Cindy is organizing Pool Pin Distribution, monitoring the current list of residents as well as those who are delinquent on their assessment payments.

4. Trailer in Drive Way

- There was a report from an owner in the Terrace homes about a trailer that has been parked in a driveway for a prolonged period of time. Eric looked into this situation and sent the resident a letter asking for the resident to move the trailer, based on CLWII Indentures.

5. Deer Hunting

- The Suburban Bow Hunters have requested to once again harvest deer on CLWII common ground. The trustees plan to grant this request for the 2022 deer season.

6. National Night Out

- Nikki has registered us for NNO. The store is not yet open in order to purchase a banner. Nikki has confirmed dates from the Bubble Bus, the DJ, the Balloon Artist, and the Petting Zoo.
- Nikki has also confirmed the participation of Manchester Police and West County EMS.
- Eric will once again contact the non-profit who sells food at our NNO.
- Cindy will take care of procuring “No Parking” signs for the street.

7. Down Light Pool

- A light pole was knocked over by a motorist off Big Bend. Public works are in the process of fixing the pole. The CLWII sign was not damaged and can be salvaged.

8. CLWII Rentals

- Will has taken over the rental process from Lynn Lee. The Trustees are deeply appreciative for Lynn’s years of service. The trustees reviewed the various procedures for renting, including a discussion of the logistical process of depositing rental checks and administering contracts. All procedures will stay as written on the website and in the newsletter.

Meeting adjourned at 8:09 PM.

Respectfully submitted,

Will Armon
CLWII Secretary