

Countrylane Woods II

Trustees/Homeowners Association May 9, 2022 Minutes

Trustees in attendance: Eric Ruegg, Cindy Lyons, Murray Hoyt, Will Armon

Residents in attendance: Keith Brown, Jerry Bennett, Steve Sommer, Terry Robert

The meeting was called to order by: Eric Ruegg at 7:01pm

CALL TO ORDER

READING OF PREVIOUS MEETING MINUTES

TREASURER'S REPORT Provided by Murray Hoyt

Operating Account Balance:	\$109,345.95	As of: 4/30/2022
Reserve Account Total Balance:	\$150,852.11	
Playground Fund:	\$10,000.00	
Total:	\$270,198.06	

OLD BUSINESS:

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

- No submissions to ACC this month

2. Common Area(s)

- The pole at Huntington and Big Bend has been repaired. The City of Manchester has to rehang the CLWII sign.
- Five trees will need to be taken down. There is one additional tree to be assessed.
- A resident noted that there were three additional ashes that are near the clubhouse that look pretty bad and should probably be removed. Eric is going to look into those as well.
- The repair at Huntington and Beacon Woods, a large erosion issue, should be fixed this month.
- There is a light in the inside stairwell track lighting that is out. Eric is going to take care of that.

3. Delinquencies

- There are 93 homeowners who are currently delinquent. This is not unusual given that this is the first month after the payments are due.
- There are currently five homeowners who owe at least \$1,000, which is higher than normal.

- Murray received two letters from foreclosure companies regarding sales of homes that have delinquent HOA dues. It is unclear if these processes will actually result in CLWII receiving back payment for dues.

4. Clubhouse

- The trustees are still waiting on the company to get back to us regarding painting the doors.
- A resident has checked into one malfunctioning camera. It is believed that there is something wrong with the cable running from this camera. The trustees are going to look into it.
- There are several problems with the tennis court: buckling tiles and weeds. The company that installed the sport court is supposed to come back every five years for maintenance. They came and looked in 2021 and indicated that we did not need it. We are going to contact the company this week.

5. Communication

NEW BUSINESS:

1. Pool Vacuum & Baby Pool

- MPM presented us with two vacuum choices. It appears that the smaller one will work for us, which costs \$2,300 (\$1,400 cheaper than the more expensive one). Cindy will communicate with MPM regarding our purchase of the smaller vacuum.
- The baby pool is broken to the point at which it cannot be used. Because there can be no way to repair it before the season, the current plan is to clean the baby pool and lock the gate. The repairs will cost \$12,000 and the trustees will continue to discuss the best plan for the community moving forward.

2. 2022 Assessment Collection

- Murray believes that a number of delinquent assessments will come in the next thirty days.

3. 2022 Pool Information

- Cindy will graciously organize the Pool Pin Distribution.
- We ask that residents look at this information in the newsletter/website prior to arrival and complete the necessary paper form prior to driving by.
- The pool pins will be handed out in the drive through circle.
- If residents do not return their 2021 pool pins, they will be charged \$5. If a resident does not have proper paperwork, they will need to go inside to complete it.
- Wednesday, May 11th, 6-7:30p: Cindy, Murray, Terry (non-trustee resident)
- Saturday, May 14th, 10-11:30a: Cindy, Will (Ben), Eric
- Wednesday, May 18th, 6-7:30p: Cindy, Nikki (Leif), Eric, Murray (Brooks...maybe...he could be flying...in a plane...by himself...pretty cool)

4. National Night Out

- NNO has been confirmed with the Kennedy Brown, who has switched charities, but will provide food once again

5. CLWII Rentals

- The woman who cleans the clubhouse will be here this week. All rentals are up to date on the website.

6. Pool Furniture

- There was a question about new pool furniture. Eric commented that when we replace things like this pool furniture, we try to do it one-quarter at a time. Cindy is going to price this out.

The meeting was adjourned at 7:40pm.

Respectfully submitted,

Will Armon
CLWII Secretary