

# Countrylane Woods II

## Trustees/Homeowners Association August 8, 2022 Minutes

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*Trustees in attendance: Eric Ruegg, Murray Hoyt, Cindy Lyons, Nikki Buechler, Will Armon*  
*Residents in attendance: Jerry Bennett, Terry Robert, Linda Lipa, Marsha McBride*

The meeting was called to order by: Will Armon at 7:02pm

### CALL TO ORDER

### READING OF PREVIOUS MEETING MINUTES

### TREASURER'S REPORT Provided by Murray Hoyt

Operating Account Balance:	\$92,105.81	As of: 7/31/2022
Reserve Account Total Balance:	\$151,143.06	
Playground Fund:	\$10,000.00	
<b>Total:</b>	<b>\$253,248.87</b>	

### OLD BUSINESS:

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

- Three reviews in July, there have been twenty-six so far year to date
- The ACC is currently working with one resident who has submitted swatches.

#### 2. Common Area(s) (Ruegg, Armon)

- There is a large green ash on Woodside Village in poor condition (per homeowner at meeting), Cindy commented that many people have been cited for their trees by the City of Manchester.

#### 3. Delinquencies (Hoyt)

- Delinquencies have decreased; four additional homeowners have paid. Murray has asked our lawyer to contact three homeowners who owe more than \$1,000. Murray does not know if this has happened yet.

#### 4. Clubhouse (Armon, Lyons)

- **Upcoming Rentals:**
  - i. Saturday, August 13th, 3:30 - 7:00 PM (child's birthday party, pool)
  - ii. Saturday, September 10th, 12:00 - 9:00 PM (client appreciation event)
  - iii. Saturday, September 24th, 11:00 AM - 6:00 PM (baby shower)
  - iv. Sunday, September 25th, 9:00 AM - 9:00 PM (bridal shower)

## **5. Communication (Buechler)**

- The website is back up and running. Nikki is still going to look into going directly through WordPress, rather than through Verizon.
- A homeowner complimented Nikki on the use of pictures on the website.
- On NextDoor, the City of Manchester spotlighted National Night Out, including a good number of pictures from Countrylane Woods II.
- Nikki will start working on the October-December Newsletter soon; anyone with information to include that newsletter should email Nikki soon.
- A homeowner commented that an ad for bicycles in the newsletter continues to yield donations (seven bikes since previous meeting).

## **NEW BUSINESS:**

### **1. Tree Discussion (Armon)**

- Updated above under Common Ground

### **2. Erosion Issue (Ruegg)**

- Eric will pick up rocks on the sidewalk and put them back on the pile, as requested by the homeowner.

### **3. Pool Updates (Lyons)**

- There have been approximately three weeks to date this summer during which there has been a full staff at the pool. The lifeguards continue to work very hard. Two lifeguards cannot work all day without breaks, so we continue to have to close the lap pool to adult-swim only.
- Cindy is keeping track of when we are not fully staffed in order to reconcile the differences with MPM.
- We continue to have residents come with large numbers of guests and some families have not paid for their guests. We continue to try to work with these families.
- Thank you to Cindy for her continual effort in making sure that the pool has stayed operational and in top condition. Thank you, Cindy!!!

### **4. Pool Vacuum**

- Eric asked about the second vacuum that we ordered. We are going to keep the second vacuum once it is delivered. It is noted that the vacuums are a large reason for why the pools have stayed in such good condition.
- Murray asked about tips for the lifeguards as this is our final meeting before the pool closes. Murray has petty cash for this tip. Cindy is monitoring the various hours for each lifeguard for these tips.
- Murray commented that we have yet to get a management invoice from MPM. Historically we get four invoices throughout the summer from MPM. These invoices are generally around \$65,000.

Murray wrote a \$40,000 check for MPM without an invoice, just to cover ourselves (MPM usually invoices us months ahead of time.) Cindy believes that they have not sent an invoice because they are aware of the lifeguard shortage and they do not want to invoice us until they know the specific costs of lifeguards.

- Cindy is going to reach out to MPM regarding the lack of invoices and communication from them, specifically keeping track of our current lifeguard hours.
- A discussion followed regarding the possibilities of repairing the kiddy pool this fall as well as purchasing a proper cover for this pool. Trustees agreed that we should make this a priority this fall, including getting a new cover as soon as possible after the pool season. A homeowner commented that because there isn't water in the kiddy pool over the winter, which changes the type of cover that is needed for this pool.

#### **5. National Night Out Review (Buechler)**

- All vendors have been paid.
- Cindy asked about sending "Thank You" cards to various people (Cindy and Will will do this):
  - Elenor Lyons
  - West County EMS
  - City of Manchester officials
- President Eric Ruegg specifically thanked Cindy and Nikki for their tremendous work with National Night Out, getting the pools ready and preparing everything for National Night Out.
- Thank you as well to Brooks Hoyt and friends for their help as well.
- Homeowners present at the meeting thanked the trustees for keeping National Night Out going over the years.

#### **6. Open Comments**

- A homeowner commented that a home has plants in front of the house that should be addressed by the trustees and the City of Manchester. It was recommended that the homeowner should call Manchester Code Enforcement. Eric commented that the trustees should not be the agency that reports our homeowners, but rather concerned residents should do so.
- Cindy commented that a large tree came down in the front yard of a home on Chestnut Ridge during a storm. The tree remains down for the past three weeks, which impacts the Ameren streetlight. Ameren has been contacted.

Meeting adjourned at 7:48pm.