

Countrylane Woods II

Trustees/Homeowners Association September 12, 2022 Minutes

Trustees in attendance: Eric Ruegg, Murray Hoyt, Cindy Lyons, Nikki Buechler, Will Armon
Residents in attendance: Steve Sommer, Joel Kray, Jerry Bennett, Keith Brown

The meeting was called to order by: Eric Ruegg at 7:02pm

CALL TO ORDER (Ruegg)

READING OF PREVIOUS MEETING MINUTES (Armon)

TREASURER'S REPORT Provided by Murray Hoyt

Operating Account Balance:	\$74,841.78	As of: 8/31/2022
Reserve Account Total Balance:	\$151,145.00	
Playground Fund:	\$10,000.00	
Total:	\$235,986.78	

OLD BUSINESS:

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

- Up to 38 reviews year-to-date
- A homeowner that was cited in June for a possible indenture violation was given until September 20th, 2022 to repaint; the new color was approved but has not yet been completed. If this work is not done by September 20th, the ACC will send the homeowner a reminder.
- Homeowners continue to ask the ACC for recommendations on contractors and other service providers. Generally, these recommendations are not feasible. Homeowners don't generally give us information after they have had work completed. Joel asked if some type of list would be something that we would like to pursue doing.
 - i. Keith Brown had contemplated doing this on the website for years, but it was a massive amount of information.
 - ii. A discussion followed regarding the positives and negatives of providing some type of list. While the trustees would love to provide this service, it was generally agreed that the costs would outweigh the benefits. Most importantly, CLWII Trustees cannot ultimately be responsible for the recommendation of contractors and without the ability to fully check and back the work of a contractor, we do not feel comfortable with a system of recommendations.
 - iii. The Trustees encourage residents to post reviews and feedback on websites such as Google, Yelp, and Angies.

- Mary Dippold has stepped down from the ACC. Marsha McBride will take her place as Secretary. The Trustees would like to thank Mary for her 12-year service to Countrylane Woods II, as well as Marsha for stepping into the role.

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

- A resident requested that the Trustees remove live trees from the common ground. As a reminder, CLWII does not take down live trees from common ground areas and only takes down dead/dying trees if they are a threat to a homeowner's property. This homeowner also requested that the Trustees investigate an erosion issue, which the Trustees will do.
- A resident in attendance commented on the system of trails along the creeks, many of which are also deer paths. The Suburban Deer Hunters often hunt near these paths.
- Nikki asked about the policy around the cul-de-sac. It is generally the responsibility and discretion of the residents on a cul-de-sac to maintain the circle and choose how to use it.

3. Delinquencies (Hoyt)

- No information about delinquencies

4. Clubhouse & Pool (Armon, Lyons)

- MPM has finally sent an invoice to CLWII for the pool during the summer, which was paid by the Treasurer.
- Eric and Cindy discussed using leftover funds from our pool budget at the end of the summer to replace furniture that is in need of replacement.
- Cindy would like to install a maintenance-free (i.e. Trex/composite material) pergola in the pool eating area. She is going to get a price on this and the Trustees will discuss it further.
- The pump for the Z Pool has a sand filter in it, which continues to seep into the pool, which is a problem. Cindy is going to pursue maintenance solutions.
- Resident Jerry Bennett continues to work on the lights above the clubhouse deck. The Trustees thank Jerry for his continued contributions to our neighborhood.
- Lawn Enforcement is not taking care of the weeds around the back part of the fence of the pool. Cindy is going to look for solutions that will protect the new fence around the pool, specifically a spray that will not damage the fence. Eric spoke with Lawn Enforcement about using Round Up or other vegetation killer around the poolfence.
- The blue pool mats have been power-washed twice this season. Cindy recommended replacing these mats with more proper pool mats.
- Cindy commented that no one on the swim team should have a key to the outside pump room. The swim team has too often placed their equipment in that room in a way that could potentially damage the pump equipment. The Trustees agreed that this is a problem. In order to do this, we need to find a place to store the starting blocks. A discussion followed regarding a storage solution.
- Cindy is working on finalizing the lifeguard bonuses and reconciling the sign-in sheets.

- Eric commented, with the agreement of all Trustees, that the pool looked better this summer than it has ever looked. Thank you to Cindy!
- During the meeting, several lights in the clubhouse were flickering; these lights were not on the same switch, indicating a potential problem with the electrical system in the clubhouse. The Trustees will immediately investigate this issue and search for solutions.
- **Upcoming Rentals:**
 - i. Saturday, September 24th, 11:00 AM - 6:00 PM (baby shower)
 - ii. Sunday, September 25th, 9:00 AM - 9:00 PM (bridal shower)
 - iii. Saturday, October 1st, 10:00 AM - 5:00 PM (baby shower)
 - iv. Sunday, October 2nd, 11:00 AM - 5:00 PM (birthday party)
 - v. Sunday, October 9th, 11:00 AM - 6:00 PM (birthday party)
- A discussion occurred regarding summer rentals and the use of the pool. Many renters used the pool without paying for all of the guests and/or without indicating to Will during the rental process that they were planning to use the pool. Will is going to redo the rental agreement this summer and reassess the fee structure to ensure that expectations are clear moving forward.
- There were many complaints over the summer regarding the playground, specifically weeds, broken equipment, and other issues with the playground. There was discussion about the future of the playground. There were a variety of suggestions, including changing the nature of the playground entirely or replacing some equipment. The Trustees are aware that the equipment is aging; however, a full playground replacement has been estimated at near \$200,000. The Trustees will continue to discuss the playground. Trustees want to continue to balance a nice playground with responsible management of the HOA's financial resources.
- Someone broke a stick off in the lock of the tennis court. This vandalism caused the tennis court to be unusable for several days. The lock was able to be fixed without the need for a new key. The Trustees are currently out of keys to the tennis courts and will be getting more made soon.

5. Communication (Buechler)

- Nikki continues to work on the Fourth Quarter Newsletter, which is nearly complete. The date for the Annual Budget vote in December will continue to be the second Monday of the month.
- Eric requested that we mention pool upgrades in the upcoming Newsletter.

NEW BUSINESS:

1. 2023 Pool Management and Trustee Responsibilities

- Will commented that while this was the best year ever for the care of the pool, it was because of the unbelievable effort by Trustee Cindy Lyons. All homeowners owe her a debt of gratitude. Will commented that it is unrealistic and unfair for Cindy to continue this massive effort. A new system, whether an expanded Trustee group or a committee system which could include general residents, may be needed into the future. The Trustees will continue to explore these options.

2. Fifty Year Anniversary, 2024

- Will commented that the upcoming fifty-year anniversary may be a good opportunity for both a year-long celebration as well as thinking ahead to what our community will look like years down the road, at seventy-five years. It was discussed that if we think ahead and plan well, we can backward design in an intentional way. The Trustees will continue to explore these options.

3. 2023 HOA Fees

- The Trustees discussed a variety of increase options for 2023. As we continue to discuss these options, it is noted that prices are up significantly compared to a year ago.

Meeting adjourned at 8:14pm.