

Countrylane Woods II

Trustees/Homeowners Association October 10, 2022 Minutes

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

Residents in attendance: Steve Sommer, Joel Kray, Jerry Bennett, Terry Robert, Tony Palmisano

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

CALL TO ORDER (Ruegg)

READING OF PREVIOUS MEETING MINUTES (Armon)

TREASURER'S REPORT Provided by Murray Hoyt

Operating Account Balance:	\$65,267.26	As of: 9/30/2022
Reserve Account Total Balance:	\$151,086.67	
Playground Fund:	\$10,000.00	
Total:	\$226,353.93	

OLD BUSINESS:

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

- September was a slow month for ACC reviews; the ACC has a total of 40 reviews for the year.
- The potential indenture violation on Huntington has been corrected and the homeowner has avoided a penalty. This issue has been closed without an official indenture violation.

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

- There are currently four or five trees on the list to be removed; we will wait until we have one or two more trees that need to be taken out before we ask the tree company to come in. It is preferable to complete these trees, as well as all that may need to be completed, during this fiscal year.
- There is a tree on the far corner of the tennis courts (from the clubhouse) that is under review.
- Steve Sommer continues to take care of the common ground on the corner of Country Stone Dr. and Country Stone Ct. The Trustees thank Steve for his service to our community.
- Nikki reminded the Trustees that we should not cut down any honeysuckle behind a particular resident's house on Mayfair Park.
- A resident in attendance commented on dead limbs on Country Stone Ct.
- A reminder that the Trustees will only take down trees that are BOTH dead/dying AND in danger of damaging property. Homeowners may trim limbs, dead or alive, that are hanging over their property. This must be done at the homeowners expense.

- The tree company that CLWII has used for years, with very good service, is currently in a state of transition. They continue to work on our tree issues; however, the Trustees are considering reaching out to a couple of new tree services to get bids on future trees.

3. Delinquencies (Hoyt)

- Murray sent a Delinquency Report to Trustees last week. We are owed about \$9,700 from 17 homeowners; this is historically a low number. (It is noted that four homeowners represent about 50% of this balance.)

4. Clubhouse & Pool (Armon, Lyons)

- There is no bid yet on the pergola; Nikki has an additional idea that she and Cindy will explore.
- Cindy and Eric were present for the pool closing. The CLWII community continues to be deeply grateful for Cindy's and Eric's contributions to our pool. Cindy's service during the Summer of 2022 were especially impactful.
- There is a new maintenance manager at MPM. The new manager feels confident that he knows where the leak in the Kiddie Pool is, which is just a few feet from the pool, allowing for a much cheaper solution. The Trustees plan to fix the leak, as well as replace the pump and filter, during this fiscal year.
- The new MPM maintenance manager believes that the leak in the Lap Pool is a result of the skimmers, which have been repaired. This repair should last for two or three years.
- It is noted that these pools are not new and that they will continue to need repairs and updates in the coming years.
- MPM has found our previous cover for the Kiddie Pool.
- Overall, the assessment from the end of the year with the pool, by MPM's new maintenance manager, has provided a more optimistic picture than the Trustees had at the beginning of the season.
- CLWII has one more year on the three-year contract with MPM. After next pool season, the Trustees will review all possibilities with the pool.

5. Playground

- A resident has connected with a company to sell us two new "bubble windows" for a piece of broken playground equipment. The total for the company to replace these would be about \$1,600. This resident could instead replace these with a piece of Lexan glass for about \$500. The Trustees decided that the resident will replace the broken plastic with the Lexan glass option for about \$500.
- The Trustees also chose to replace the infant swings on the swingset for about \$180 for each swing.
- A resident asked about the cargo net that is aging.
- **Upcoming Rentals:**
 - i. Saturday, November 5th, 8:00 AM - 7:00 PM (bridal shower)
 - ii. Thursday, November 24th, 6:00 AM - 11:59 PM (holiday party)

- iii. Saturday, November 26th, 3:00 - 9:00 PM (holiday party)
- iv. Friday, December 9th, 8:00 AM - 11:59 PM (party)
- v. Saturday, December 10th, 3:00 - 11:59 PM (party)

6. Communication (Buechler)

NEW BUSINESS:

1. Deer Hunting Guidelines

- The Trustees have asked the Suburban Bow Hunters to make sure all deer stands are at least 100 feet from all private property lines. They are happy to follow those guidelines and the Trustees welcome this organization, and its important service, to our community once again this year.

2. Budget Letter

- The Trustees have debated an increase of either \$10 or \$20. The Trustees believe that the \$20 increase is vital given the increased costs with inflation, continued repair costs for the aging pools and playground equipment, and the increasing need to remove trees from common grounds. These expenses will continue to increase as our neighborhood ages.
- The Trustees will request/encourage the passing of the \$20 increase, including language about the various reasons why the community should choose the higher option.

Meeting adjourned at 8:09pm.