

Countrylane Woods II

Trustees/Homeowners Association January 9, 2023 Minutes

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

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:	\$49,238.16	As of: 12/31/2022
Reserve Account Total Balance:	\$152,287.27	
Playground Fund:	\$10,000.00	
Total:	\$211,525.43	

OLD BUSINESS:

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

- The ACC ended the year with 47 reviews. Joel is going through the reviews and adding new approved/unapproved colors to the list available to Trustees and residents.

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

- Eric and Will reviewed a house on Imperial Point. There is a crack in the basement foundation; the resident was concerned that erosion in the common ground behind their house is causing the foundation to crack. The erosion is far enough away from the house that it is not believed that there is a connection to the house's foundation.
- We are up to date on all trees.

3. Delinquencies (Hoyt)

- The largest debtor has paid their past dues; CLWII is now down to \$6,600 in delinquencies, which is an all-time low.

4. Pool (Lyons)

- Cindy has spoken with Anchor Industries for a quote on "Funbrellas" for the pool deck. Cindy is still waiting to finalize that appointment.

- Cindy is collecting costs for replacing some of the aging furniture and umbrellas. Cindy has worked to replace a portion of the deck furniture each year. The Trustees appreciate her foresightful wisdom to ensure that our pool continues to be a nice experience for all residents.
- Cindy is still working with MPM to get a check for the difference in the hours that were billed for lifeguards compared to the hours that lifeguards actually worked.
- We are still waiting on an updated 2023 lifeguard contract in order to finalize our 2023 costs.
- We have met with an MPM representative regarding the leak in the kiddie pool. The leak has been found and we have received an estimate for that work. The estimate from MPM is approximately \$5,042.77. There is no guarantee that this will fix the problem.
- There is also an estimate for the new filter for the kiddie pool is between \$5,000 and \$7,000. We will not move forward with a new filter pump until we have some assurance that the repair of the leak has worked.
- Cindy and Eric are going to do a great deal of repainting themselves in order to save the HOA money. The Trustees thank both of them for their service to our community.

5. Clubhouse

- **Upcoming Rentals**
 - i. Saturday, January 21st, 9:00 AM - 7:00 PM
 - ii. Saturday, January 28th, 11:00 AM - 11:59 PM
 - iii. Sunday, February, TBD
 - iv. Sunday, February, TBD
- There has been an issue for several months with the electricity surging in the clubhouse. The issue was one with Ameren, but it has been fixed and is working properly.

6. Playground

- We have ordered four seats for the toddler swings. They should arrive next week. Four swings cost \$565. We chose galvanized chain as a better option.

7. Communication (Buechler)

- The newsletter has been sent for the first quarter of 2023.

NEW BUSINESS:

1. 2023 Pool Preparation

- Cindy will be choosing a new pool pin color for the 2023 Pool Season.
- A motion was made to raise the cost of pool visitors. The current price is \$1 for weekdays, \$2 on weekends, and \$3 on holidays. The motion is to raise the weekday price to \$3 and the weekend/holiday price to \$5. The motion was made by Cindy Lyons and seconded by Will Armon. The motion passed by a vote of 5-0 of the Board.

- There was a long discussion about the maximum number of guests as well as the rules around pool parties and clubhouse rentals. Will and Cindy will work on updating the pool/rental rules for the February Trustee Meeting.

2. March 2023 Annual Meeting

- We continue to encourage all residents to come to our Annual Meeting at the Manchester Police Building. Eric will leave it up to the mayor of Manchester as to which city dignitaries will be invited.

3. 2023 Pool Management and Trustee Responsibilities

4. Updates to Clubhouse Rental Agreement

5. Fifty Year Anniversary, 2024

Meeting adjourned at 8:11 PM.