

Countrylane Woods II

Trustees/Homeowners Association November 14, 2022 Minutes

Trustees in attendance: Eric Ruegg, Murray Hoyt, Nikki Buechler, Will Armon
Residents in attendance: Joel Kray, Jerry Bennett

The meeting was called to order by: Eric Ruegg at 7:06pm

CALL TO ORDER (Ruegg)

READING OF PREVIOUS MEETING MINUTES (Armon)

TREASURER'S REPORT Provided by Murray Hoyt

Operating Account Balance:	\$57,030.65	As of: 10/31/2022
Reserve Account Total Balance:	\$151,090.48	
Playground Fund:	\$10,000.00	
Total:	\$218,121.13	

OLD BUSINESS:

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

- The ACC has reviewed seven colors from one resident; one color was finally passed.
- Joel has sent an updated ACC spreadsheet to the Trustees.

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

- Erosion Issue on Imperial Point: Eric checked this out on November 14th, 2022. The erosion issue does not appear to be causing problems at the house, but we are going to continue to monitor. The Trustees have sent an inquiry to our attorney to ask what our responsibility is for normal erosion in common ground, on which there has been no new building or work.
- Fallen Tree on Huntington View: Will be removed
- Large Dead Tree on Chestnut Ridge: Eric will look at on November 15th
- The Trustees will soon seek a variety of bids for potentially hiring a new tree company

3. Delinquencies (Hoyt)

- There are 15 homeowners who have delinquencies, totaling slightly over \$9,000.

4.

5. Pool (Lyons)

- Eric and Cindy will be meeting with a representative from MPM on Friday, November 18th to clear up miscommunications regarding certain work that was expected to be done on the pool and the timeframe in which that work should be done.
- MPM would like to renegotiate the contract based on the current shortage/cost of lifeguards. While the Trustees recognize that is a reasonable request, given unforeseen inflation and labor shortages, it is also noted that we overpaid this year for lifeguard hours that were never worked. The Trustees plan to request a refund from the decreased hours from 2022, while accepting a renegotiation for 2023.
- It is noted that there are not a lot of competitors for MPM. While we may wish for improved service at times, this company is likely to continue to be our best option. We hope to continue to build our relationship and partnership with MPM.
- We are still researching sales

6. Clubhouse

- **Upcoming Rentals**
- Eric and Will will be reviewing and editing the rental agreement. In particular, renters must be reminded that all cleaning must be done each time the clubhouse is rented, even if an area seems clean and unused. In addition, Eric and Will will place an itemized list of deposit penalties for each issue.

7. Playground

- The Trustees will order three new toddler swings for the playground. In addition, we are going to order a new hanging swing.
- The two broken bubble windows on the toddler playground have been fixed.

8. Communication (Buechler)

- The newsletter went out and the website is up to date.
- The 2023 Budget Postcards are ready to be sent and extras have been ordered for the night of the vote. The Budget vote will be held on December 12, 2022.

NEW BUSINESS:

1. ATV on Common Area

- A resident on Chestnut Ridge is concerned about two ATVs riding in the creek over the past weekend. The Trustees have been given the name and will send a letter to that resident reminding them of the neighborhood's prohibition on such activity.

Meeting adjourned at 7:59 PM.