

Countrylane Woods II

Trustees/Homeowners Association February 13, 2023 Minutes

Trustees in attendance: Eric Ruegg, Murray Hoyt, Nikki Buechler, Will Armon, Cindy Lyons
Residents in attendance: Keith Brown, Joel Kray, 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:	\$49,144.43	As of: 1/31/2023
Reserve Account Total Balance:	\$152,289.21	
Playground Fund:	\$10,000.00	
Total:	\$211,433.64	

OLD BUSINESS:

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

- So far in 2023 there have been three ACC reviews. One passed and two will need to be resubmitted.
- A discussion followed about a homeowner on Cherry Creek that wanted to enlarge their fence from four to six feet with white PVC. White PVC has not previously been allowed, although there is a resident on Barcroft Woods who put in a PVC/vinyl fence many years ago without permission of the Trustees. Historically with all CLWII homes, both Cedar Terrace and Traditional, we have only approved wood and iron fences; vinyl fences have never been approved. The indentures state that fence permission will be up to the Trustees and ACC. The Trustees held an open discussion regarding this issue; they also viewed the specific language in the Indentures regarding both the specific language around fencing as well as the process of amending the Indentures. In order to amend the Indentures, residents may refer to the Indentures on the website and follow proper procedures.
- There is a homeowner on Beacon Woods who is requesting a new fence on Big Bend Rd. The property line is set back from Big Bend Rd., but the homeowner is requesting to build her fence in line with the other fences, which would essentially fence in a portion of Common Ground. After discussion, the Trustees have decided to speak to our lawyer about potential legal responsibilities, options, and pitfalls. The Trustees will follow up with the ACC Committee and resident after that discussion.

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

- Eric and Will have worked with a homeowner on Woodside Village who would like to line an eroding section of Common Ground with some rock to reduce erosion caused by neighboring drains. The Trustees have granted this request.

3. Delinquencies (Hoyt)

- There is no new information regarding delinquencies.

4. Pool (Lyons)

- Kiddie Pool
 - i. The leak in the kiddie pool has been found and fixed. There is a bid for about \$6,900 for a new pump and filter for the kiddie pool. Eric made a motion to pay this expense, seconded by Murray. The Trustees passed this motion by a vote of 5-0.
 - ii. Cindy is going to pursue one additional bid to be sure we are getting the best estimate this week prior to moving forward with MPM. Thank you, Cindy!
 - iii. The problem that caused the kiddie pool to be shut down was a broken PVC drain pipe that was broken by the installation of the new fencing in 2021. While we do not have high expectations, Murray is going to follow up with the fence company to see if they will pay for or share the costs of fixing the drain.
- Pool Furniture
 - i. Cindy continues to explore a variety of options for new pool furniture to replace the furniture that is reaching the end of its life.
 - ii. One 20-foot “Funbrella” costs \$8,000. This cost does not include freight and installation. The Trustees believe that this cost is not a good use of the HOA’s resources.
 - iii. Thirty new lounge chairs will cost \$10,000. Thirty new chairs will cost \$5,100. A shade sail costs \$4,400 each. And a table umbrella would cost \$7-800.
 - iv. Cindy is going to continue to explore options for overhead shade and potential new furniture. She will present the Trustees with three options to discuss at a future meeting.
- MPM Updates
 - i. MPM has sent the Trustees a new contract that covers several upcoming years. The Trustees have several questions about the contract, as well as the service we received from MPM. The Trustees will “mark up” the contract that was sent and Cindy will discuss the issues with MPM.

5. Clubhouse

- **Upcoming Rentals**
 - i. Saturday, February 18th
 - ii. Saturday, March 4th
 - iii. Sunday, March 5th
 - iv. Saturday, March 11th

- There is a problem with the Sport Court, which has buckled again this year. There is growth under the buckling that needs to be addressed. Eric is going to call the company and discuss what can be worked out.

6. Playground (Buechler)

- April 1st is the Easter Egg Hunt and April 2nd is the Playground Clean Up. The Trustees continue to encourage all residents with children to join the Easter Egg Hunt; we also encourage all available residents to volunteer at the Playground Clean Up. Our community is indebted to Nikki for her continued, unflappable efforts in both of these annual events.
- Nikki proposed a program called “Goats on the Go” that would take goats throughout the Common Ground to address the honeysuckle issues. Nikki is going to look into costs and report back to the Trustees.

7. Communication (Buechler)

- Nikki has updated the Q2 newsletter as much as possible. Will and Cindy still need to get new pool and rental language to her.
- Nikki has registered for the 2023 National Night Out. She has also booked the Bubble Bus for National Night Out. Nikki will continue to book other vendors for National Night Out.
- Nikki has updated the website with the new information from the ACC.

NEW BUSINESS:

1. 2023 Annual Meeting Preparation

- Will and Cindy will work on the slideshow for this year’s Annual Meeting.
- Cindy will work on signage in the neighborhood to advertise the event.
- Eric gave Will and Cindy a list of accomplishments, and other information to include, from the year.

2. 2023 Pool Preparation

3. 2023 Pool Management and Trustee Responsibilities

4. Updates to Clubhouse Rental Agreement

5. Fifty Year Anniversary, 2024

Meeting adjourned at 8:27 PM.