

Countrylane Woods II

Trustees/Homeowners Association April 10, 2023 Minutes

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

Residents in attendance: Joel Kray, Jerry Bennett, Terry Robert, Julie Swyers

The meeting was called to order by: Cindy Lyons at 7:04pm

CALL TO ORDER (Cindy)

READING OF PREVIOUS MEETING MINUTES (Armon)

TREASURER'S REPORT Provided by Murray Hoyt

Operating Account Balance:	\$33,051.16	As of: 3/31/2023
Reserve Account Total Balance:	\$153,482.95	
Playground Fund:	\$10,000.00	
Total:	\$196,534.11	

OLD BUSINESS:

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

- There have been twelve reviews to date in 2023.
- A homeowner on Beacon Woods Ct has requested the ability to fence her backyard to match all of the other CLWII homes that line Big Bend. All of the other homes, except the homeowner in question, purchased the extended lots when the neighborhood was built in the 1970s. If the resident fences just her yard, her fence will be inconsistently recessed compared to all of the others on Big Bend. The resident has requested the permission to fence in common ground in order to keep the fence line consistent. The Trustees understand the request and have considered a variety of options. The CLWII attorney recently responded with three options. The Trustees have not yet discussed these options; they will do so soon and respond with the homeowner. The Trustees believe that this request makes sense, but there is concern about ensuring that all laws and indentures are followed, as well as a concern about future precedent and fairness across all homeowners and their lots.

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

- No new trees were reported over the past two months
- A resident on Woodside Village would like a tree that was felled in common ground to be removed as an eyesore. Eric and Will will take a look and advise.

3. Delinquencies (Hoyt)

-

4. Clubhouse & Pool (Lyons, Armon)

- Two 12-foot umbrellas have been purchased for the eating area.
- Three additional smaller umbrellas will be purchased soon. Cindy will be looking into this purchase soon.
- Cindy continues to work on the cleaning and organizing the poolhouse.
- Our contract with MPM has been signed for 2023. The Trustees are awaiting on an addendum from MPM regarding lifeguard pay. MPM has guaranteed CLWII that lifeguards will be paid a minimum of \$15. No lifeguards will be returning from last year.
- Cindy will be purchasing small adirondack chairs for the kiddie pool area. She has also purchased and collected toys.
- Cindy is looking for lifeguards who are also available for coaching the CLWII Waves swim team.
- MPM will begin to clean and open the pool within the next two weeks in order to be prepared for the start of the season on Memorial Day weekend.
- Cindy is planning a special opening weekend for CLWII residents at the pool!
- The representative from Sport Courts has been contacted and is expected to be on site soon. He will be addressing a shifting of the courts as well as weeds that have grown.
- Residents are reminded to contact the Trustees in order to get tennis court keys rather than climbing the fence.
- The pool pin pickup dates are set and were in the latest newsletter. Cindy has made signs for the pool pins pickup.
- Cindy is also working on getting a pool cover for the kiddie pool.
- The Board and entire community continue to be deeply indebted to Cindy Lyons for all of her work on the pool. In addition to continual care and upkeep, Cindy tracks all of the lifeguard hours, works with the pool management company, tracks pool attendance, and makes all major purchases. She puts countless hours into our community pool. Thank you, Cindy!
- It was reminded that all clubhouse rentals need to be communicated with Cindy in order to ensure that the pool can accommodate the max of ten guests.

5. Playground

- The playground clean up was held on April 2nd. There were not a lot of volunteers, but most of what was needed to get done was accomplished. Thank you to Nikki for organizing this event, to Murray for the vital help, and to all residents who came to help.
- The Trustees are going to explore a child-safe spray for the weeds and grass in the playground. Only child-safe sprays would ever be used.

6. Communication (Buechler)

- The newsletter has been sent and the website is up to date.
- The Easter Egg Hunt was another hugely successful event. CLWII remains beyond grateful to Nikki for continuing to organize this event. Nikki is “on the hunt” for a new Bunny for the 2024 Easter Egg Hunt.

NEW BUSINESS:

1. Honeysuckle Removal

- The Trustees continue to prioritize honeysuckle removal. This is a necessity as our common ground ages. To be clear: new trees cannot grow under the honeysuckle. As the current large trees die, there will not be replacements until the honeysuckle is removed. We continue to get little response from homeowners at our volunteer removal events. Nikki is collecting a bid from a company that uses goats to eat/remove honeysuckle. She will update the Board at future meetings.

2. National Night Out

- Nikki has already reserved the Bubble Bus.
- The Trustees plan to use a DJ again, the Balloon Guy, the Petting Zoo, Manchester city officials, Manchester Police, and West County EMS/Fire.
- The ice cream and food will likely be back, as well.
- Nikki and Will will work to host this event for 2024. Cindy will host the pool again.

Meeting adjourned at 8:01pm.