

Countrylane Woods II

Trustees/Homeowners Association May 8, 2023 Minutes

Trustees in attendance: Eric Ruegg, Cindy Lyons, Nikki Buechler, Will Armon
Residents in attendance: Steve Sommer, Terry Robert, Kim Fair

The meeting was called to order by: Eric Ruegg at 7:00pm

CALL TO ORDER (Eric)

READING OF PREVIOUS MEETING MINUTES (Armon)

TREASURER'S REPORT Provided by Murray Hoyt

Operating Account Balance:	\$72,987.97	As of: 4/30/2023
Reserve Account Total Balance:	\$153,484.82	
Playground Fund:	\$10,000.00	
Total:	\$236,472.79	

OLD BUSINESS:

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

- Joel Kray not in attendance; no news to report from committee.

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

- Regarding the homeowner request to fence a small piece of common ground on Beacon Woods that backs to Big Bend: Eric has spoken to the attorney and a variety of other experts. He is recommending that we license the ground to the resident. This will give CLWII flexibility in the future. In addition, the homeowner has to purchase insurance on the ground. The license will cost \$10 for ten years; this license will renew automatically at the same price and can be transferred to the new owner. In addition, the homeowner will pay all costs of drafting the contract.
- The tree on Chestnut Ridge that was a danger to fall has been dealt with.
- A tree that was in danger of falling onto Big Bend was taken care of.
- There is a piece of common ground on Countrystone Ct. that the Trustees will begin to be responsible for mowing.
- There is a piece of common ground on Award. We are unsure if we are cutting this at the moment; we placed a call with our landscaping company to find out what they are doing with that particular piece of land.
- Nikki continues to explore estimates from Goats on the Go for honeysuckle removal. It is likely to cost between \$1,200 and \$2,000 per acre.

3. Delinquencies (Hoyt)

- No updates

4. Clubhouse & Pool (Lyons, Armon)

- The kiddie pool has water in it and it is working! Thank you, Cindy!
- Adirondack chairs have been acquired for the kiddie pool.
- The new umbrellas have been ordered, but delayed. We expect them to arrive soon.
- Cindy is working on a variety of cleaning and prep projects.
- The CLWII Waves Swim Team has found a great coach!
- We do not yet know who our lifeguards are for the season. Cindy is waiting to hear who the managers are, so she can begin to work with them on prep and other expectations.
- Cindy is looking for new decals for the 2023 Season.
- Pool Pins
 - i. Cindy has prepared a new rule sheet for the 2023 Season; these rules will be placed in the bags with the homeowners' pins.
 - ii. There will only be two Pool Pins for the 2023 Season. One color for guests over the age of 10 and one for children under the age of ten (the age at which guests can be at the Pool without an adult). The Pool Pins for the 2023 Season will be yellow and red to honor the Chiefs!
 - iii. The Pool Pin information sheet must be completed by each resident in order to get Pool Pins. There is a copy in the recent newsletter, a copy online, and the Trustees will have sheets available at the Pool Pins check in.
 - iv. Anyone who does not come to the Pool Pin Pickup can pick up their Pool Pins on Fridays throughout the summer.
- Rules for Numbers of Pool Guests
 - i. The max number of Pool Guests for homeowners to bring to the pool unannounced is twelve: comprising ten swimmers and two non-swimming adults.
 - ii. If a homeowner would like to bring more than twelve guests (ten swimmers, two adults), they must contact Will Armon (314-737-8070; WillArmon@gmail.com) to discuss the possibility of a crowd this size. At a minimum, the homeowner may have to contact MPM and pay for an extra guard. Based on guard availability, the homeowner request may be denied. No guest numbers exceeding the maximum of twelve (ten swimmers, two non-swimming adults) will be allowed on the weekends of Memorial Day, the Fourth of July, and Labor Day.
 - iii. Homeowners renting the Clubhouse may bring a maximum of twenty guests to the Pool, this includes both swimmers and non-swimmers. If the renter would like to bring more than twenty guests to the pool area, they must work with Will Armon to see if this is feasible. Any renter who brings more than the standard resident guest limit of twelve (ten swimmers and two

non-swimming adults) may have to hire extra guards from MPM and it is possible their request for more than twenty guests will be denied. On holiday weekends (Memorial Day, Fourth of July, Labor Day) renters can only bring the maximum of twelve guests (ten swimmers, two non-swimming adults) into the Pool, just like normal residents. There are no exceptions beyond this number on holiday weekends, as the Pool is too crowded with homeowners. Renters will have to pay for each guest brought to the pool; this is not covered by the rental fee.

- **Upcoming Rentals:** Saturday, May 13th and Sunday, May 21st

5. Playground (Buechler)

- No updates

6. Communication (Buechler)

- No updates

NEW BUSINESS:

1. National Night Out

- Nikki has continued to work on booking groups for National Night Out. Thank you Nikki for the work on this wonderful night for our community!

Meeting adjourned at 7:51pm.