

Countrylane Woods II

Trustees/Homeowners Association July 10, 2023 Minutes

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

Residents in attendance: Hannah Ellis, Daniel Ellis, Lindsey Gamble, Nancy Gamble, Joel Kray, Jerry Bennett, Steve Sommer, Recie Fuller, Skip Jones

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:	\$94,488.30	As of: 5/31/2023
Reserve Account Total Balance:	\$154,715.50	
Playground Fund:	\$10,000.00	
Total:	\$259,203.80	

OLD BUSINESS:

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

- There were six total paint approvals last month as well as several upcoming fence approvals. A number of people are working on their homes and the ACC is working hard to turn around these applications; the Trustees appreciate their diligent work.
- There have been thirty-five reviews so far in 2023; there are three pending reviews.
- Reviews can take up to four weeks. The ACC meets every seven to ten days. There have been homeowners that have asked for an expedited process; the ACC tries their best to accommodate residents, but cannot always meet more quickly than their standard timeframe.

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

- Eric and Will are looking into several trees currently to decide if they need to be taken down.
- A resident on Award in attendance commented that four trees were taken down around her property. The process of this tree removal caused debris and damage in their yard; in addition, these trees provided shade and privacy. There was also a question about whether all of the trees were on Common Ground.
 - i. Eric answered that the trees were on common ground and that the tree companies with which CLWII works both believed that the trees were dangerous and needed to come down.

- ii. It was admitted that the Trustees should have notified the residents that the trees were going to be brought down prior to the work being completed.
 - iii. The resident has requested that the Trustees pay for a survey to determine if the HOA was correct that the tree was on common ground. The Trustees have agreed to pay for a survey, but if the tree was on common ground, have asked the homeowners to reimburse for the cost of the survey.
 - iv. No agreement could be reached.
- Nikki has met with Goats on the Go. If the company were brought in to trim the honeysuckle around the Common Ground it would cost the HOA about \$2,300. The Trustees believe that this is something we should pursue; however, given some unknowns during the summer pool season, they will revisit this issue in the fall.

3. Delinquencies (Hoyt)

- The number of delinquencies continues to decline.

4. Clubhouse & Pool (Lyons, Armon)

- Attendance continues to be high at the pool. Residents are again reminded to sign in; these numbers are crucial to the decisions we make at the pool.
- Our lifeguard consistency has improved from last summer; to date, we have only missed 4.5 lifeguard shifts this summer. That is a massive improvement from Summer 2022.
- There has been a small amount of petty cash that has either been taken, or the guards are not properly collecting guest fees. This was particularly noticeable on the Fourth of July holiday weekend.
- The lights in the lap pool are not working properly. Eric and Cindy will work on this repair.
- On Friday, July 14th, the pool fence will be trimmed and sprayed for weeds and bugs.
- **Upcoming Rentals:** Saturday, July 15th (No Pool); Sunday, July 16th (No Pool); Monday, July 17th (Swim Team Banquet); Tuesday, July 18th (Pool); Wednesday, August 2nd (Pool Unknown); Friday, August 4th (No Pool);

5. Playground (Buechler)

- There is no new information on the playground.

6. Communication (Buechler)

- The Fall Newsletter has been sent; thank you Nikki for the continued work on this communication

NEW BUSINESS:

1. We received our yearly request from Suburban Bowhunters LLC to hunt on the Common Ground again this year. The Trustees agree that this program continues to be successful and will allow it again this year on Common Ground.
2. Joel Kray commented that there is no longer a CLWII discount at 84 Lumber; Nikki will remove it from the website.

3. National Night Out

- Nikki has purchased all of the prizes for the year. She also purchased hoola hoops; she requests that we keep those for next year because of the cost and the difficulty in finding them.
 - Nikki will contact all of the vendors and inform them that Will Armon is the contact for the evening.
4. A resident asked about updates to the Playground project and funds. There is currently \$10,000 in the fund. With extended research by Nikki and Murray, a playground overhaul will cost upwards of \$200,000. The Trustees agree that work needs to be done and will continue to seek for reasonable options.
5. A resident commented that they believe the surface on the Sport Courts is not great, and can cause the ball to be flat. The cost of the Sport Court surface, as well as the fencing and other work, cost over \$70,000. The cost to refinish the original courts was double that cost. The Trustees will contact the company to check to see if improvements can be made to the current court.

Meeting adjourned at 7:55pm.