

Countrylane Woods II

Trustees/Homeowners Association September 11, 2023 Minutes

Trustees in attendance: Eric Ruegg, Murray Hoyt, Nikki Buechler, Will Armon, Cindy Lyons
Residents in attendance: Jerry Bennett, Steve Sommer, Joel Kray, Terry Robert

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:	\$74,061.24	As of: 8/31/2023
Reserve Account Total Balance:	\$154,719.38	
Playground Fund:	\$10,000.00	
Total:	\$238,780.62	

OLD BUSINESS:

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

- The Trustees received a response from a resident asked to move a backyard shed within 60 days. Joel and the ACC will follow up as soon as possible.

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

- There is one tree on Imperial Point that is nearly dead; the Board will watch the tree and put the tree on a future list for removal.
- There is a tree that appears to be dying directly across Country Stone from the Clubhouse. The Trustees will monitor.

3. Delinquencies (Hoyt)

- Delinquencies continue to improve. Murray has prepared lien letters for those residents who remain delinquent.

4. Clubhouse & Pool (Lyons, Armon)

- There were 4,000 visits to the Pool this summer. The average daily number of visitors was 51.
- A tremendous thank you to Cindy for the balloons and treats on the final weekend that the Pool was open for the season. Cindy Lyons has dedicated herself to our Pool in a manner far beyond the expectations of a volunteer Trustee. Countrylane Woods II is hugely indebted to her service.

- CLWII will receive \$1,300 in refunds for lifeguard shortages this summer. This amount will come off of our final invoice to MPM.
- MPM has charged us for several repairs that should not have been charged. In addition, there were several other charges that the Trustees plan to dispute. Cindy is going to write a summary of these discrepancies and submit it to the Trustees for review.
- Unique (new pool company) would like \$2,400 for repairs to the skimmer in the lap pool and other repairs that are needed. They are prepared to begin these repairs once the Trustees hire Unique. In addition, Unique completed a repair on the Kiddie Pool; they charged significantly less than MPM.
- Before Unique is willing to take on our contract for Summer 2024, they would like several issues with the pump and pump house fixed. This would include several repairs to the plumbing, chlorine tanks, and other pieces of equipment.
- The Trustees are considering a new cover for the Kiddie Pool, which would include new anchors, cleaning, and sealing, for \$2,100.
- The Board unanimously agreed to move forward immediately with the \$2,400 repairs to the lap pool skimmer as well as the \$2,100 repairs to the Kiddie Pool. The work on the pump house and chlorine tanks will be moved to the next fiscal year, but completed prior to the pool season.
- In order to solidify our contract with Unique at the prices we were quoted, the Board has to approve the contract by November. Cindy and Murray will have one final conversation with Unique on a few final pieces of the contract. Assuming no surprises, the Board plans to approve the contract with Unique for the 2024 Pool Season. This contract will be a far more competitive bid, saving likely over \$20,000 for the fiscal year.
- **Upcoming Rentals:** Saturday, September 30th; Saturday, October 14th

5. Playground (Buechler)

- Nikki Buechler will add information and updates about the playground to the Oct-Dec Newsletter.

6. Communication (Buechler)

- Nikki is working on the October-December Newsletter.
- Nikki is going to include information on boulevard trees, proposed pool hours for 2024, a list of 2024 pool repairs, and pool statistics for 2023
- Joel Kray asked to include a reminder that ACC approval may take up to four weeks, although it is usually a quicker process. Residents are reminded to submit requests as early as possible..

NEW BUSINESS:

1. The Trustees are aware that there are children on motorbikes occasionally on our Common Ground along the creek. Residents are encouraged to call the police if they see this. Please understand that the Trustees only check the email and voicemail two or three times per week; therefore, calling or emailing the Trustees about the motorbikes will not receive a timely response. The Trustees have made the Manchester Police aware of the issue. Nikki will include information about this issue in the upcoming newsletter.