

# Countrylane Woods II

## Trustees/Homeowners Association November 13, 2023 Minutes

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

The meeting was called to order by: Eric Ruegg at 7:02 PM

### **CALL TO ORDER (Eric)**

### **READING OF PREVIOUS MEETING MINUTES (Armon)**

Approved Unanimously

### **TREASURER'S REPORT** Provided by Murray Hoyt

Operating Account Balance:	\$31,645.69	As of: 8/31/2023
Reserve Account Total Balance:	\$155,960.78	
Playground Fund:	\$10,000.00	
<b>Total:</b>	<b>\$197,606.47</b>	

### **OLD BUSINESS:**

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

- Eric and Joel have not yet met with Manchester to discuss shed regulations and the possibility of variances.
- White vinyl fence on Barcroft Woods has been cleaned.

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

- There is one tree left from October's tree group that still needs to be removed.
- No new trees have been recommended to the Trustees for removal since the last Trustee meeting.
- A resident in attendance commented on a tree along the street by the main field. Eric will take a look soon.
- A resident in attendance asked about sand that has fallen out of the playground area. The Trustees will look into fixing this issue and adding new sand in the spring.

#### **3. Delinquencies (Hoyt)**

- No new information on delinquencies.

#### **4. Clubhouse & Pool (Lyons, Armon)**

- The new cover has been made and installed on the Kiddie Pool.

- The new skimmer is in place for the Lap Pool.
- The new chlorine tank will be taken care of by the opening of the 2024 Pool Season.
- Unique is currently looking into a few minor issues to be completed by the 2024 Pool Season.
- Cindy will meet with Unique Pool Management prior to the 2024 Pool Season. All Trustees will be invited to attend this meeting.
- **Upcoming Rentals:** Wednesday, November 22nd; Thursday, November 23rd; Friday, November 24th; Saturday, December 2nd; Saturday, December 9th; Sunday, December 10th

#### **5. Playground (Buechler)**

- No new information on the Playground

#### **6. Communication (Buechler)**

- The October-December Newsletter has been mailed. Nikki has begun to work on the January-March Newsletter.
- The Trustees approved the final edits to the Ballot Postcard. Nikki will finalize this Postcard and prepare it for print.

#### **NEW BUSINESS:**

1. The contract for the 2024 Pool Season has been signed by Eric and returned to Unique. This new contract is about \$54,000, which is over \$15,000 less than the \$72,000 contract with MPM for the Summer of 2023. This contract does not include the repairs and other work that Unique will do to prepare the pool for the 2024 Pool Season.
2. Eric has received the 2024 contract from Lawn Enforcement. This contract reflects a 5% increase for 2024 and a 0% increase for 2025 and for 2026 (there is a kicker clause if fuel rises above \$3.50). Eric recommended that the Trustees approve this contract. The Trustees unanimously agreed with this 2024-25 contract from Lawn Enforcement. The Trustees plan to meet with Lawn Enforcement to discuss all of the areas that need to be cut to ensure that no areas are missed.
3. There is a boundary issue on Award Drive. A resident approached the Trustees one or two years ago about a tree that they believed is on common ground. The residents in the neighborhood behind Award Dr. have filed a code enforcement against our CLWII resident. The CLWII resident had the property surveyed. The tree is on a small sliver of land that was mistakenly left off of the land deeds of both residents, nor is the tree on CLWII common ground nor is it owned by the City of Manchester or St. Louis County. In theory, no one owns the tree. The residents are currently debating what should be done.
4. There is no new information on Suburban Bowhunters, who will be hunting deer in CLWII again this season.

Meeting adjourned at 7:27 PM.