

Welcome



Countrylane Woods II Homeowner's Association, Inc.

Annual Corporate Meeting

March 7, 2024

Agenda

Topic	Speaker
Proof of Notice: meeting / waiver of notice	Eric Ruegg
Reading of the minutes of the preceding meeting (see handout)	Will Armon
Introductions: <ul style="list-style-type: none"> ■ CLWII Trustees ■ Architectural Control Committee (ACC) Members 	Eric Ruegg
Introductions: City of Manchester Officials Summary reports: <ul style="list-style-type: none"> ■ 2023 Homeowners who made a difference ■ 2023 Accomplishments ■ 2023 Financial update 	Eric Ruegg
ACC summary report	Murray Hoyt
Unfinished / New business	Joel Kray
Questions / Answers	Eric Ruegg
	All

Proof of Notice, 2024 Meeting

The Annual meeting notice was printed and mailed to all residents and owners in quarterly newsletter in January 2024

Monthly and Annual Meeting minutes can be found at <https://countrylanewoodsii.com/index.php/hoa-meetings-2>



The image shows a newsletter cover for Countrylane Woods II. The top left features a photograph of a house. The main title is "WINTER/SPRING 2024 COUNTRY TIMES". Below this, it says "JANUARY - MARCH 2024". The bottom section is titled "HOME OWNERS ASSOCIATION ANNUAL CORPORATE MEETING" and includes the text: "All CLWII residents are invited to the HOA Annual Corporate Meeting on Thursday, 3/7/24, 7:00-8:30PM at the Manchester Police Headquarters (200 Highlands Boulevard Drive, 63011). An elevator is available for accessibility." To the right of this text is a photograph of a large brick building. On the bottom left, there is a logo for "COUNTRYLANE WOODS II Manchester, Mo. Since 1974 WELCOME" and the word "UPCOMING" in a purple box.

Source: CLWII website: <https://countrylanewoodsii.com/>

Reading of the 2023 Minutes

- Any corrections / edits
- If not, they stand approved as presented

Introduction of Directors / Trustee

- Eric Ruegg – President / Trustee
- Murray Hoyt – Treasurer / Trustee
- Cindy Lyons – First Vice President / Trustee
- Nikki Buechler, Second Vice President / Trustee
- Will Armon – Secretary / Trustee

City of Manchester Officials

- Mike Clement– Mayor, City of Manchester
- Marilyn Ottenad – Alderman Ward 2
- Megan Huether – Alderman Ward 2

Introduction of Architectural Control Committee (ACC) Members

- Joel Kray – Chairperson
- Cindy Lyons
- Tim Martin
- Marsha McBride
- Rosemary Wilder

City of Manchester updates

Comments, Q&A

- Mike Clement– Mayor, City of Manchester
- Megan Huether – Alderman Ward 2
- Marilyn Ottenad – Alderman Ward 2





2024 Reports

Homeowners who make a difference



Thank you to the Fronabarger family (Renee, Shawn, Maddie, Megan), Karen Paszek, Cheri and Rich Inman, Amy and Will Armon, Leif and Nikki Buechler for making the Egg Hunt a success!



2023 HOLIDAY LIGHTS DECORATION CONTEST WINNERS



Thank you to Karen Paszek, Leif and Nikki Buechler for judging the contest!



Thank you to the BBQ sponsor, Steve Kenniston's WestCo Contracting, and free ice cream treats sponsored by The Eleanor Lyons Team! Thank you to the Sinclair Family for hosting the event (sincjason@gmail.com).

Homeowners who make a difference

- Playground maintenance
 - Thank you, Jerry Bennett for making continued improvements to the playground area, as well as various projects around the clubhouse.
 - Thank you to Jennifer, Clara and Henry, Ben, Amy, Leif, Nikki, and Murray for volunteering at the playground clean up on 4/2/23!



CLWII Clubhouse / Pool

- 2023 updates included
 - Fresh paint
 - New Bambrella Hurricane Crank Lift Manual Tilt Cantilever Umbrella
 - Standard 10ft umbrellas



Eric Ruegg

CLWII Clubhouse / Pool

2024 TENTATIVE Pool Schedule:

🌈 May 25th – September 2nd

May 25th – August 18th:

🌈 Tuesday - Thursday & Sunday: 12:00 – 7:00 p.m.

🌈 Friday & Saturday: 11:00 a.m. – 8:00 p.m.

🌈 Holidays: 12:00 – 7:00 p.m.

– closed on all Mondays (except holidays)

– closed on 5/28 – 5/31 (due to staff still in school)

August 19th – September 2nd:

🌈 Monday – Thursday: **CLOSED** / due to staff returning to school

🌈 Friday: 4:00 p.m. – 8:00 p.m.

🌈 Saturday: 11:00 a.m. – 8:00 p.m.

🌈 Sunday: 12:00 p.m. – 7:00 p.m.

CLWII ACC update

2023 Overview

- Applications reviewed: 81
- Colors reviewed: 41
- Colors approved: 27
- Colors disallowed: 14 submitted by 8 homeowners
- Home improvement projects reviewed: 41
- Home improvement projects approved: 38, disallowed 3
- Violations: 0

CLWII ACC update

Summary

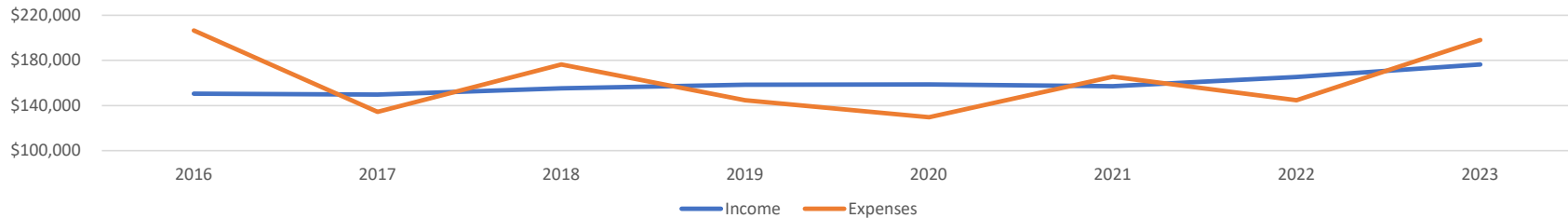
- Thank you to all homeowners who took the time and effort to submit applications for review, paint colors samples, brochures, drawings and site plot maps (when needed).
- As a reminder to better assist homeowners, a link on the website has been added to an ACC spreadsheet of colors approved & disapproved – [Approved / Disapproved Colors](#)
 - This provides five plus years of approved colors with addresses & five years of disapproved colors including the reason why they were disapproved.
- It takes a little effort from all of us to insure we preserve our unique neighborhood. You have shown that the effort is worth it.

CLWII Financial update

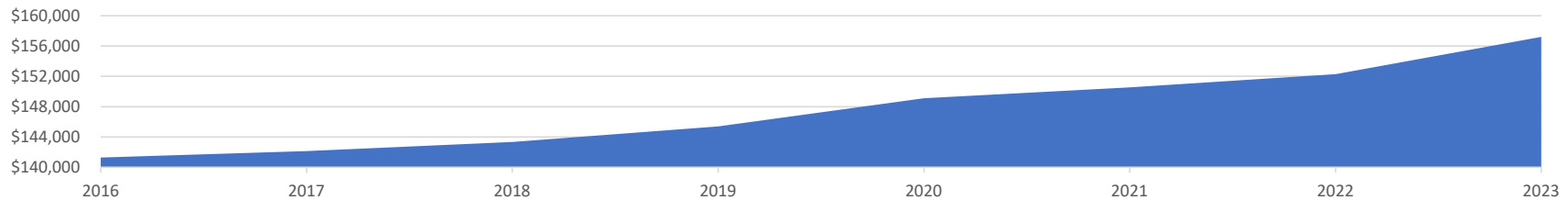
Objectives:

- Match expenses and income
- Build reserve fund
- Save for larger improvement projects

Income vs. Expenses

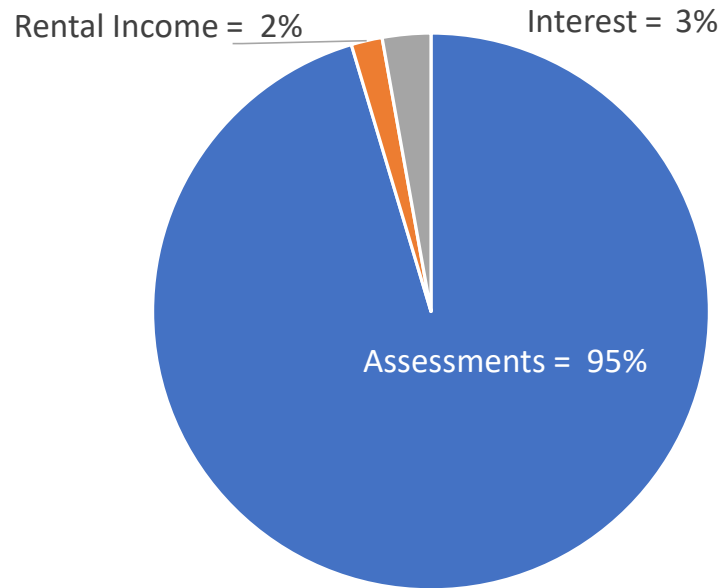


Reserve Fund Balance

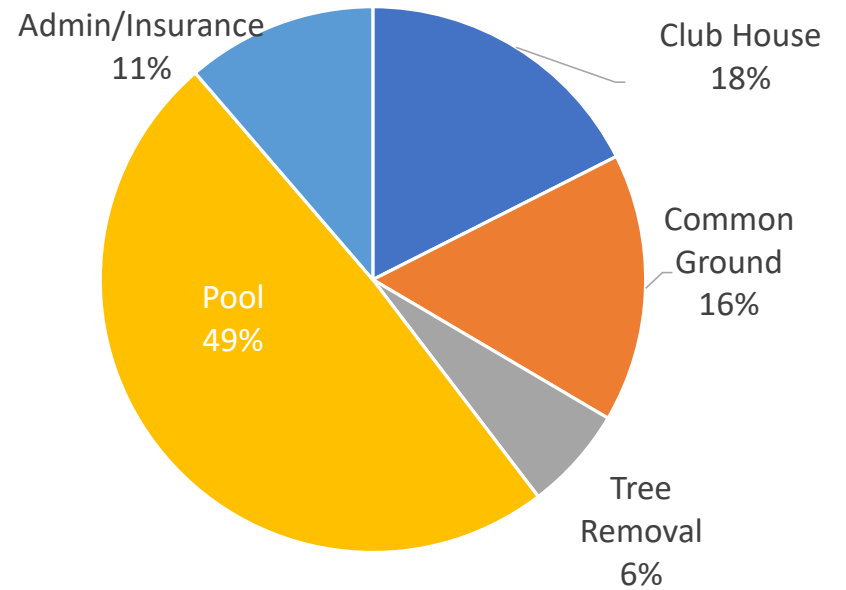


CLWII Financial update (continued)

2023 INCOME



2023 Expenses by Category



CLWII Financial update (continued)

What we did in 2023:

- Kiddie Pool Pump, Sand “Glass” Filter, - Cost: \$6,987
- Kiddie Pool leak repaired - Cost: \$6,722
- Kiddie Pool Cover - Cost: \$2,105
- New Pool Umbrellas - Cost: \$6,666
- New Furnace in Clubhouse - Cost: \$10,800
- Painted Interior of Clubhouse - Cost: \$2,800

CLWII Directors

Current and Term

Term expires November 2024 – in 8 months

- Will Armon – elected as Trustee & Corporate Director / Secretary
- Cindy Lyons – elected as Trustee & Corporate Director / First Vice President

Term expires January 2025 – in 10 months

- Nikki Buechler – elected as Trustee & Corporate Director / Second Vice President
- Murray Hoyt – elected as Trustee & Corporate Director / Treasurer
- Eric Ruegg – elected as Trustee & Corporate Director





CLWII update

Upcoming Events

Details for each event can be found on the CLWII website or quarterly newsletter:

- **Electronic/Metals Recycling:** 3/16/2024
- **Annual Easter Egg Hunt:** 3/30/2024
- **Free Limb Chipping:** 4/15/2024, 10/14/2024
- **4th of July Parade,** 7/4/24
- **National Night Out Event:** 8/6/24
- **Neighborhood Garage Sale:** Oct. TBD
- **Trustee Meetings:** 2nd Monday of the Month
(except March and December)
- **Park Hangouts:** 1st Friday of the Month



CLWII update

Unfinished & new business

- **Trustee meetings:** scheduled on the 2nd Monday of each month but always check the website calendar.
 - All homeowners are welcome to join and may bring concerns of their own.
- **Suburban Bowhunters LLC:** Continue bow deer hunting relationship with Suburban Bowhunters.
 - 2023: Hunters harvested 6 does, 1 buck.
- **Keep our community clean:** continue to remind homeowners of clean-up & repair in their yard & homes.
- **Report vandalism to police** when seen.
- **Volunteer always needed.**



CLWII Directors

Benefits of Becoming a Volunteer Trustee

ALL TERMS EXPIRE IN 8-10 MONTHS

- Opportunity to enrich the neighborhood as a volunteer trustee for our HOA while enjoying a fulfilling experience that benefits the community.
- Trustees ensure representation of all residents' interests and oversee maintenance (lawn care, tree upkeep, clubhouse, pool)
- Contribution to various community activities
- Opportunity to give back and leverage skills for community betterment
- Various skill sets welcomed (leadership, finance, event planning, landscaping, etc.)
- Training provided for smooth transition
- Vital role in maintaining current service levels and community charm

questions

