

Countrylane Woods II
Trustees/Homeowners Association Annual Meeting
March 7, 2024 Minutes

Attendance:

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

Guests: Mayor Mike Clement, War II Alderwoman Marilyn Ottenad

Seven Residents in Attendance

The meeting was called to order by Eric Ruegg, 7:01 PM

1. Introduction of Directors/Trustees

- a. Eric Ruegg, President/Trustee, *term ends January 31, 2025*
- b. Murray Hoyt, Treasurer/Trustee, *term ends January 31, 2025*
- c. Will Armon, Secretary/Trustee, *term ends November 30, 2024*
- d. Cindy Lyons, Trustee, *term ends November 30, 2024*
- e. Nikki Buechler, Second Vice President, *term ends January 31, 2025*

2. Ward II Alderwoman, Marilyn Ottenad

- a. The City of Manchester continues to use Republic Services for trash clean up. Republic has requested that all residents have a minimum of three feet on both sides of trash, recycling, and lawn containers so that the trucks can properly grab each item.
- b. The sidewalk project on LaBonne Parkway has begun. It is hoped that the work on the streets and center island will begin in April or May. Marilyn requested that residents do their best to avoid driving on LaBonne Parkway when possible. It is hoped that the project will be completed by November 2024 at the latest.
- c. The sidewalks on Carman Road are scheduled to be replaced in 2025 or early 2026. The sidewalks will be widened by one foot and will include sidewalks on both sides of the street, from LaBonne Parkway to Dougherty Ferry.
- d. A channel stabilization project has started on the creek bed between Mayfair Park and King George. This will not affect roads.
- e. The playground at Schroeder Park is under construction in order to update/expand the playground and ensure that it is ADA compliant. This project is planned to begin in September 2024.
- f. March 16th is the next date for electronics recycling. This includes two TVs for free; two computer monitors for free; and two Freon units. When our grant runs out, they will return to charging for this service.
- g. Tree limbs will begin to be picked up on April 15th. There will be no return service; please be sure to have all limbs out on the curb.
- h. Arbor Day - Residents are encouraged to participate in the planting of a community tree on April 20th. There are free seedlings that will be available at this event for residents.

- i. On Memorial Day (May 27th), there will be a celebration at Stoecker Park, the site of Manchester's Veteran Memorial.
- j. On May 23rd, there will be a cleanup for the Special Olympics at Tucker's, the Manchester Police will clean up after diners, with donations and proceeds going to Special Olympics.
- k. The Polar Plunge was on February 24th and is a benefit for Special Olympics. \$5,000 was raised for Special Olympics.

3. Manchester Mayor Mike Clement - Mayor Mike Clement discussed a broad range of issues and updates for the residents of Manchester, Missouri

- a. It is recognized that Marilyn Ottenad has served the community of Manchester for twenty-five years as an Alderperson. [Countrylane Woods II is deeply grateful to Marilyn for her commitment to service.]
- b. There will be three projects on Hanna Road over the upcoming years. These projects will increase the safety of sidewalks and crosswalks, as well as stormwater drains. These projects are largely funded through a variety of grants.
- c. Another project will be upcoming on Manchester Road from 141 to Sulpher Springs.
- d. The City of Manchester will once again host a Scottish Games Festival, which is hosted by an outside organization, but was extremely successful when held in the City of Manchester last year. This group noted that last year was the best venue and best crowd that they had ever had. This event will be held on May 11th; there is a cost. The event includes games, music, and other events.
- e. There is a Parkway South initiative called, "South Serves." This will be a day when the high school takes off a half day and all 1,500 students will work on projects throughout the community; about 400 of these students will work directly with the City of Manchester. The date is April 18th.
- f. There will be two "Civic Saturday" events that will be held to kick off a "Civic Season" in the City of Manchester. This will include the Memorial Day events in Manchester, along with the Fourth of July. The focus will be on serving, belonging, and the importance of local citizenship. Information on this will be included in the next Manchester Message.
- g. A Parkway Early Childhood Center is being planned to go in off Sulpher Springs Rd. near Wren Hollow and Parkway South Middle School. There is controversy over the location of this building; there is fear that a third major complex in this area will be detrimental to traffic and safety. The City of Manchester has been holding listening sessions with residents for the past two months and will continue to do so. This project will go through the Planning & Zoning Commission and then to the Board of Alderman. The City of Manchester has some agency over this project, but does not have complete control over whether the project can move forward. The next major presentation for this project will be on March 26th at Southwest Middle School.

4. Homeowners Who Make a Difference

- a. Thank you to those residents who helped make the 2023 Easter Egg Hunt a success; a special thank you to Trustee Nikki Buechler who has created and anchored this event for years.
- b. Thank you to all of the residents who decorated their homes for the Holiday Lights Contest this year; thank you to Nikki and her son for judging this contest, as well as Karen Paszek.

- c. Thank you to those residents who helped plan the Fourth of July Parade, including the Eleanor Lyons team for their continued sponsorship, Steve Kenniston's West Co Contracting for sponsoring the barbecue, and the Sinclair family for hosting.
- d. Thank you to those residents who continue to work on cleaning up the playground throughout the year.

5. CLWII Clubhouse, Pool, and Common Grounds

- a. A comment was made regarding the pool season and unexpected costs from the 2023 Season. Residents are reminded that we have moved to a new pool company for the 2024 Season, which is expected to save significant money for the community.
- b. Updates to the pool area for the 2023 season included fresh paint, a new Bambrella Hurricane Cantilever Umbrella, and new ten-foot umbrellas.
- c. There was an increased effort toward tracking resident and guest numbers last year, which was helpful in saving costs. Residents are reminded to continue their diligence to the sign-in process for the 2024 Season.
- d. A tremendous thank you to Cindy Lyons for her continued work. Our pool is an excellent experience for residents and this simply would not happen without the work of Cindy.

6. 2024 Pool

- a. 2024 Tentative Pool Schedule (alterations still possible/likely; will update with April newsletter)
 - i. Tuesday through Thursday, and Sunday: 12:00 - 7:00 PM
 - ii. Friday and Saturday: 11:00 AM - 8:00 PM
 - iii. Holidays: 12:00 - 7:00 PM
 - iv. The pool is closed on all Mondays, except holidays
 - v. The pool will be closed from May 28th to May 30th, due to staff still being in school
- b. 2024 Guest Rates: Guests will cost \$3 each on weekdays and \$5 on weekends.

7. CLWII Financial Update

- a. The residents of CLWII remain indebted to the work that Murray Hoyt continues to do to ensure that our community is on sound financial footing.
- b. 95% of our 2023 income came from assessments; 2% of this income came from rentals; 3% came from interest on our savings.
- c. The largest expense continues to be the pool, at 49% of our total expenses; the Common Ground and tree removal account for about 22% of our expenses; administration and insurance costs are about 11% of our expenses; the Clubhouse was about 18% of our expenses in 2022.
- d. Major expenses from 2023:
 - i. New kiddie pool pump and filter: \$6,987
 - ii. Kiddie pool leak repaired: \$6,722
 - iii. Kiddie pool cover: \$2,105
 - iv. New pool umbrellas: \$6,666
 - v. New furnace in the Clubhouse: \$10,800
 - vi. Interior paint for Clubhouse: \$2,800

8. Architectural Control Committee (ACC) - Joel Kray

- a. There were 81 applications received in 2023.
- b. The ACC approved 27 colors and disallowed 14 colors (from 8 residents)

- c. There were 41 home improvement projects reviewed, 38 of which were approved
- d. There was no violations during the 2023 calendar year

9. CLWII Updates for 2024

- a. Electronics recycling is available on March 16th through the City of Manchester
- b. The Easter Egg Hunt is Saturday, March 30th. Countrylane Woods II remains deeply grateful to all that Nikki Buechler has done to foster and grow this event.
- c. Free limb chipping is available on April 14th and October 14th.
- d. There are hangouts at our CLWII Park on Friday evenings throughout the year.
- e. National Night Out - Tuesday, August 6th, 2024
- f. Trustee meetings are scheduled for the second Monday of each month
- g. Suburban Bowhunters, LLC took six does and one buck from CLWII Common Ground in the 2023/2024 season
- h. Please keep our community clean: the Trustees continue to remind and encourage owners to clean up and repair their properties.
- i. Report vandalism to the police when you see it.

10. New Trustees Needed for Next Terms

- a. As has been discussed at recent meetings, as well as information mailed to all residents, Countrylane Woods II is in need of new trustees by the end of this calendar year. If any resident is interested in serving in these valuable roles, they should reach out to the CLWII email (trustees@countrylanewoodsii.com) or one of the Trustees directly, whose emails are listed on the website and in newsletters.

The CLWII Annual Meeting was adjourned by Eric Ruegg at 7:58 PM.

Respectfully submitted by Will Armon March, 2024.