

Countrylane Woods II

Trustees/Homeowners Association February 12, 2024 Minutes

Trustees in attendance: Eric Ruegg, Cindy Lyons, Will Armon

Residents in attendance: Jerry Bennett, Terry Robert, Sue Albrecht

The meeting was called to order by: Eric Ruegg at 7:00 PM

CALL TO ORDER (Eric)

READING OF PREVIOUS MEETING MINUTES (Armon)

Approved Unanimously

TREASURER'S REPORT Provided by Murray Hoyt

| | | |
|--------------------------------|---------------------|-------------------|
| Operating Account Balance: | \$23,303.60 | As of: 12/31/2023 |
| Reserve Account Total Balance: | \$157,199.39 | |
| Playground Fund: | \$10,000.00 | |
| Total: | \$190,502.99 | |

OLD BUSINESS:

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

- Nothing to report from the ACC.

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

- The Trustees have checked once again on our maps regarding the large treehouse-type structure along the creek on the east entrance on Country Stone. As suspected, this structure is not on CLWII property. The Trustees have alerted the City of Manchester.
- Eric will be meeting with our landscape company to discuss sand in the playground, as well as the steps that lead down to the common ground from the end of Huntington View.
- There was a discussion about pet waste being left (usually in bags) in various areas around the field and playground. All residents are reminded that we have a number of trash cans available, which can be used for pet waste.
- There was a discussion about a variety of small landscaping issues from the end of 2023. Eric will be following up with the appropriate companies to address all of the issues.

3. Delinquencies (Hoyt)

- No new information on delinquencies.

4. Clubhouse & Pool (Lyons, Armon)

- We now have a signed contract with Unique Pool Management. This should save our community \$15,000 each year and we anticipate a better working relationship. Thank you to Cindy for her continued work on the pool and connection with the pool management company.
- We are working through the final invoices with MPM. There are several discrepancies between what CLWII has been invoiced and what we believe should be the responsibility of MPM.
- Cindy is working with Unique on lifeguards. This is not typically our responsibility, but Cindy knows several young people who want to work here as lifeguards this summer. Because of this, we are anticipating a great lifeguard staff this summer.
- Cindy is working on a communication plan for all homeowners to relay important pool information for Summer 2024. This will include information about the importance of the sign-in process, the pool pin guidelines, the use of deck equipment, reserving tables, etc.
- As we prepare for Pool Pin Pickup, a reminder to all residents to bring your old pool pins in order to avoid extra charges.
- The Trustees do not anticipate needing to purchase a great deal of furniture or supplies for the pool this summer; however, we will likely need to purchase replacement furniture in the next couple summers.
- Two eyelets for the cover of the Lap Pool have been fixed. There are still a few springs missing on the cover (because MPM did not fix the problem); the Trustees will do what is possible to repair or replace this before the end of Summer 2024.
- **Upcoming Rentals:** February 17th, March 3rd, March 9th, and April 14th

5. Playground (Buechler)

- No new information on the playground

6. Communication (Buechler)

- No updates on communication. Thank you to Nikki for her continued excellence with our newsletter and website.

NEW BUSINESS:

1. Suburban Bowhunters have taken one buck and six does in CLWII so far this season.
2. A resident (unknown) has built a platform on a tree along the creek in Common Ground. This is against our policies and it will be addressed.
3. The Annual Meeting is Thursday, March 7th; the Trustees have begun to work on the presentation for that evening.
4. A resident is planning to run a water aerobics class again this summer. The class will likely be on Thursdays at 12:30 PM; this will be confirmed in the newsletter and website once it is confirmed.

Meeting adjourned at 7:45 PM.