

Countrylane Woods II

Trustees/Homeowners Association July 8, 2024 Minutes

Trustees in attendance: Eric Ruegg, Cindy Lyons, Nikki Buechler, Murray Hoyt, Will Armon
Residents in attendance: Terry Robert, Joel Kray, Keith, Tony,

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:	\$91,668.16	As of: 6/30/2024
Reserve Account Total Balance:	\$158,456.18	
Playground Fund:	\$10,000.00	
Total:	\$260,124.34	

OLD BUSINESS:

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

- Thirty-six reviews so far this year, with three more to review.
- The resident on Imperial Point was sent a second letter. A signature card was returned to us by the Post Office. We are going to give this homeowner another thirty days and then make decisions at that time.

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

- There is a tree on Imperial Point that we are monitoring. It is close to the property line and we are working to determine whether it needs to be removed.
- The tree on Country Stone Ct. is still scheduled to be looked at by an arborist.
- 932 Barcroft Woods Ct.: There is a live tree that has come down and hit part of a deck on this property. The homeowner understands that this is their responsibility. While being inspected, we noticed another small dead tree that we will take down. In addition, there is a large tree in the middle of the common ground behind Barcroft Woods Ct. that will be inspected. It is far away from homes, but large enough that we should look at taking it down.
- The large treehouse that was at the entrance to CLWII on Country Stone Dr. (but not on our property) has been removed.

3. Delinquencies (Hoyt)

- There is currently \$15,000 outstanding; half of this amount is from ten homeowners.

4. Clubhouse & Pool (Lyons)

- Feed Meters have been checked and are working properly.
- There was a homeowner that was found to be filming children at the pool over the weekend of July 5-7. It was noted and is being addressed. This is a matter that the Trustees and local officials take very seriously; the safety of all of our residents, especially children, is paramount.
- UPM will supply guards for events outside of regular pool hours. Cindy and Terry Robert will work with UPM when these needs arrive.
- There is a delay on lawnchairs for the pool due to a high need for these chairs in the area due to recent storms. These chairs are scheduled to be shipped the week of July 17th.
- Cindy is working to reconcile registration numbers and guard numbers to follow up with any times that we were not sufficiently staffed.
- There are two homeowners who have agreed to serve as Trustees provided that they are able to coordinate the pool.
- Signs have been ordered for National Night Out.
- A pool umbrella has broken. We are going to check the cameras and follow up with homeowners if we can determine who is responsible.
- It was noted that there is an issue with the drain that will have to be addressed over the winter. This is non-optional maintenance that is currently estimated to cost up to \$8,000.
- It is once again requested that homeowners are diligent about checking in when they arrive at the pool.
- A resident has asked about replacing the pool clock and cabinets. The Trustees will look into these.
- There was a discussion regarding the instances this summer when children have been swimming in the lap pool when there hasn't been a guard present for that pool. Residents are reminded that if we only have two guards, the lap pool is adult-swim only and is closed to all swimmers below the age of 18. This is required by law and our insurance; the presence of parents does not change this rule. It is concerning to the Trustees that some homeowners have pushed back against these rules; we discussed a variety of ways to ensure that homeowners comply.

5. Playground (Buechler)

- No updates on the playground.

6. Communication (Buechler)

- Nothing to update.

7. Events (Buechler)

- National Night Out will be on Tuesday, August 6th. Nikki has done a tremendous job organizing this event once again. Thank you, Nikki!

NEW BUSINESS:

1. There are several water possible leaks on CLWII streets. There are several explanations other than broken pipes. The Trustees will look into these issues and report them to the appropriate administrative bodies.

Meeting adjourned at 8:02 PM.