

# Countrylane Woods II Trustees/HOA

## August 12, 2024, Meeting Notes

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### Attendance:

*Trustees:* Eric Ruegg, Murray Hoyt, Cindy Lyons

*Guests:* Jerry Bennett, John Griesman, Joel Kray, Marsha McBride, Terry Robert, Joe & Karen Roswell, Steve Sommer, Tina Wolfe

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

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

Operating Account Balance:	\$70,818.96	As of: 7/31/2024
Reserve Account Total Balance:	\$160,488.67	
Playground Fund:	\$10,000.00	
<b>Total:</b>	<b>\$241,307.63</b>	<b>Net Income (Loss): \$20,847.27</b>

### OLD BUSINESS:

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

- **ACC** reports fifty-one reviews
- **Homeowner (Chestnut Ridge)** knock on Joel & Connie Kray's door requesting assistance with the Clubhouse, homeowner has left messages on the Clubhouse phone voicemail with no return call.
- **Woodside Village:** the Roswell's addressed the Trustees with the ACC letter notifying them of the indenture violation and their need to repaint their home within 6 months after selecting & painting the residence a non-approved color. Their discussion included:
  - May: Damage done due to hailstorm
  - June 6<sup>th</sup>: vendor gave them 10 weeks to select color.
  - June 17<sup>th</sup>: Vendor started work.
  - June 19<sup>th</sup>: submitted application to ACC.
  - June 24<sup>th</sup>: Vendor finished painting.
  - June 25<sup>th</sup>: received notice the color was not approved (ACC met on June 24<sup>th</sup>, quick turnaround)
  - The homeowner is sorry, but we were at the mercy of the siding company in regard to timing.
- **Imperial Point:** homeowner has received three notices that they were in violation of Indentures of Restrictions, including Amendment 3 (siding and color restrictions). Homeowner responded: she was at the mercy of the siding company in regard to timing. The vendor told the homeowner it was an approved color (which it is not). A Ten Dollar (\$10) per day fine will be levied in accordance with the indentures. The fine will continue until such time as the review documentation and required color sample is received.

Trustees and ACC will meet to discuss next steps.

#### 2. Common Area(s)

- **Trees:** *Country Stone Drive*; arborist reviewed; the tree is healthy. *Barcroft*; the tree has been removed. *Common Area:* Eric will review the common area this week. *Tree House:* Eric will review to ensure this has been taken down. *Chestnut Ridge/Huntington View*; Eric will review the steps leading to the wood trails which need to be addressed / redone.

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### 3. Delinquencies

- The 2024 annual payments were due March 31, 2024. Murray is tracking the delinquencies, and our attorney is involved as needed. Liens have been placed on the respective homes.

### 4. Clubhouse

- Unique Pool Management (UPM) has been doing a great job for CLWII. Cindy has been working with the lifeguards, unfortunately sign-in sheets are not being completed by homeowners when entering the pool, collecting guest fees, opening & closing pool house & deck.
- Cindy is working with UPM on the following estimates following the year-end pool closing:  
**Lap pool repairs:** drain, replace LED lights, step railing, floor coating, pool depth numbers, pool cover.  
**Z pool repairs:** railing, pool depth numbers
- Once Cindy receives the estimates, she will schedule a meeting with UPM and the trustees to discuss next steps (~ September).  
Murray mentioned that we should consider leveraging the reserve fund for repairs.

### 5. Communication

- N/A

### 6. Events

- National Night Out was a huge success! All had fun. **Thank you, Nikki**, for all of your coordination and efforts! You rocked it 😊
- A big shout out and thank you to our volunteers: Jerry Bennett, Ken Harris, Brooks Hoyt, Emma Stroot & Terry Robert, Tina Wolfe.

### NEW BUSINESS:

1. Preparing for the November 2024 – January 2025 Board member terms ending.

Meeting adjourned at 8:05 p.m.