

Countrylane Woods II

Trustees/Homeowners Association October 14, 2024 Minutes

Trustees in attendance: Eric Ruegg, Cindy Lyons, Will Armon, Nikki Buechler
Residents in attendance: Jerry Bennett, Steve Sommers, Joel Kray, Ken Harris

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

CALL TO ORDER (Eric)

READING OF PREVIOUS MEETING MINUTES (Armon)

TREASURER'S REPORT Provided by Murray Hoyt

Operating Account Balance:	\$58,277.46	As of: 9/30/2024
Reserve Account Total Balance:	\$162,551.36	
Playground Fund:	\$10,000.00	
Total:	\$230,828.82	

OLD BUSINESS:

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

- As of last week there have been seventy-eight reviews this year.
- There is a homeowner on Imperial Point who painted a disallowed color without a review has received the certified letter. She has six months to resubmit a color for review and repaint the house.
- There is a homeowner on Woodside Village has submitted a new color and a plan to paint prior to the deadline outlined in the previous month's minutes.
- There is a homeowner on Beacon Woods Ct. who submitted an ACC review for a fence. This review was postmarked in June, but was not delivered to Joel until October. By the time Joel received the letter, the homeowner completed the fence, clearly without ACC approval. The fence was put on the location of the last fence, which is fifteen feet into Common Ground. (For context, all of these homes were given notice in 2017 that any time fences were replaced, they had to be put back on the original property line. This is a new homeowner, however.) After a discussion, the Trustees decided that we would mark the property line at the address and send a letter giving her sixty days to move the fence.

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

- Will and Eric still need to go over the tree list. There are several trees behind a house on Chestnut Ridge that will also be put on the list to be removed.
- Eric and a resident, Jerry Bennett, worked on a drain near the parking lot; they were able to get it to run, but it appears a portion of the pipe has been crushed. Lawn Enforcement will dig that portion of

the pipe up and replace it. This entire drain line will be cleaned; it empties behind the BBQ pit/tennis court area.

- The platform built on a tree behind Windsor Gardens Ct. has had a sign placed on it indicating that it is dangerous to use and that it will come down soon.
- The benches in the picnic area have been repaired. Thank you to Jerry Bennett for his continued service to our community.
- There is a home on Woodside Village that has a significant erosion issue in the backyard. Eric will contact the City of Manchester to explore next steps.

3. Delinquencies (Hoyt)

- No new information on delinquencies

4. Clubhouse & Pool (Lyons)

- Work will begin soon on the drain and plaster issues for the pools. This work will include the tile in the lap pool.
- The Trustees are continuing to work on gathering bids for the electrical issues.
- The Trustees plan to go to low-voltage LED lights for the pool lights, with a new wire feed from the conduit in the deck, with a secure junction in the current box. This will be a significant savings compared to a full replacement of the lights.
- The Trustees agreed that Murray will use Reserve Funds for all upcoming pool repairs and expenses.
- Cindy has worked to clean up all of the administrative issues from the Summer 2024 Pool Season. Thank you to Cindy for the years of tremendous work on our pools. Our neighborhood owes Cindy extensive gratitude for her work as a Trustee. A special thank you to Maggie Beckman for stepping up as a Trustee and caretaker for our pool.

5. Playground (Buechler)

- No new information to report.

6. Communication (Buechler)

- The Newsletter is currently at the printer and should be in mailboxes soon.
- The ballots for the upcoming vote are being finalized. There was another discussion about the terms for new Trustees. Currently, we have two terms ending on November 30th (Lyons and Armon). Three new Trustees will be voted in for December 1st. Technically, this means that there will be six Trustees in December 2024 and January 2025. At the end of January 2025, three Board members' terms will expire (Hoyt, Ruegg, and Buechler). We are still looking for at least two Trustees to fill in these spots.

7. Events (Buechler)

- No information on events.

NEW BUSINESS:

1. In addition to the CLWII Trustees, the City of Manchester has sent a letter to two residents who have had storage containers in their driveways for an extended period of time.
2. Because of rising costs, the Trustees have decided to cancel cable television at the Clubhouse. This will be communicated to all upcoming renters and the rental documents will be changed.
3. Nikki will confirm with Parkway South Serves for work in the neighborhood in April 2025.

Meeting adjourned at 8:11 PM.