

Countrylane Woods II

Trustees/Homeowners Association November 11, 2024 Minutes

Trustees in attendance: Eric Ruegg, Cindy Lyons, Will Armon, Nikki Buechler, Murray Hoyt, Maggie Beckman, Ken Harris

Residents in attendance: Jerry Bennett, Joel Kray, Terry Robert, Sue Albrecht, Brett Askinazi, Jennifer Husky

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:	\$48,019.95	As of: 10/31/2024
Reserve Account Total Balance:	\$162,553.29	
Playground Fund:	\$10,000.00	
Total:	\$220,573.24	

OLD BUSINESS:

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

- As of last week there have been eighty-five reviews this year.
- There is a homeowner on Huntington View who painted several areas of their house with a color that should not have been used. The resident is planning to repaint the boards that were painted with the incorrect color.
- The home on Beacon Woods with a fence eleven feet into Common Ground has received their sixty-day notice to move the fence. We have not heard any updates from this resident.

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

- The drain outside of the Clubhouse has been repaired and should be flowing without problem.
- The platform behind Windsor Gardens Court has been removed.
- There is a home on Woodside Village that has a significant erosion issue in the backyard. Eric and Cindy met with several representatives from the City of Manchester regarding these significant issues. MSD corrected a broken pipe that increased the flow of water and therefore increased the erosion. In addition, there are other erosion holes from this issue. The mayor and other Manchester officials were not happy about this erosion; they will put this on the list to be repaired, but acknowledged that it could take several years. The officials with Manchester have contacted MSD to begin the process of helping the homeowner with the damage on the property.

- There are a number of trees that are on the list to be removed.
- We are working to finalize the concrete for the trash cans near the tennis courts. It was decided that a strip of 20' by 6' will be placed on one side of the gate to the tennis courts; Lawn Enforcement will do this project for \$2,900. The Trustees approved this expense unanimously.
 - i. Nikki asked about the possibility of putting in a bike rack as well as the work on this concrete pad. The Trustees decided to approve the above expense first, then ask Lawn Enforcement about the extra expense of the bike rack
- Lawn Enforcement is also going to redo the steps and retaining wall at the end of Huntington View for \$1,350. The Trustees approved this expense unanimously.

3. Delinquencies (Hoyt)

- No new information on delinquencies; Murray will update the Trustees soon.

4. Clubhouse & Pool (Lyons)

- The next step in the pool project will be to fix the drain and plaster. Unique continues to work on solutions for our community. Cindy expects to communicate with Unique soon regarding these issues.
- Cindy kept track of all lifeguard hours over the summer. She will follow up with Unique to make sure that the amount we paid over the summer was accurate.
- Eric has a bid for about \$7,000 for redoing the electric in the pump room. It was acknowledged that this is a difficult place to work, which has resulted in the high bid for the work.
- Terry Robert, the wonderful resident who runs the Clubhouse Rentals, indicated that there have been a great number of rentals recently. Terry suggested that the Trustees consider making a single rental fee throughout the year, rather than having a higher cost of rental over the summer. Additionally, Terry and Cindy suggested that the Trustees consider raising the fee for rentals.
- The Trustees have chosen to cancel the cable in the Clubhouse; Murray will do so immediately.
- Cindy acknowledged that the work on the Pool, including the fence that will be put up, will not affect the Swim Team. It was noted that the Trustees fully support the Swim Team and want to ensure that our Pool continues to be a good home for them.

5. Playground (Buechler)

- No updates on the Playground from Nikki. It was noted, however, that the City of Manchester will be auctioning off their playground equipment from Schroeder Park. We have researched these options before, but we do not believe that insurance and legal liability will allow this kind of sale. Nikki is going to look into this with the City of Manchester and report back to the new Trustees.

6. Communication (Buechler)

- The ballot for the new assessment vote has been reviewed and approved by the Trustees. Nikki will print these ballots and have them sent to all residents about three weeks prior to the vote on Monday, December 9, 2024. The two choices are \$365 and \$370.

- Nikki is preparing for the Spring Newsletter. She asked Trustees about information for that newsletter, in addition to the Association Meeting, pool updates, Swim Team information, Egg Hunt, Clubhouse Rental changes, etc.

7. Events (Buechler)

- Nikki has confirmed with Parkway South Serves for a date in the Spring.

NEW BUSINESS:

1. There was a Trustee that asked about a Neighborhood Watch Program. This was never a Board-driven initiative. If residents would like to create one, they are free to work with the Manchester Police Department to do so.
2. The Trustees continue to accept proposals for the repair and possible replacement of the sign in front of the Clubhouse.
3. As we welcome new Trustees, there needs to be decisions made around new responsibilities. In addition, we need a minimum of two additional Trustees.

Meeting adjourned at 7:48 PM.