

Countrylane Woods II Trustees/Homeowners Association Meeting Monday, January 13, 2025

Trustees in attendance: Eric Ruegg, Cindy Lyons, Will Armon, Nikki Buechler, Murray Hoyt, Maggie Beckmen, Ken Harris, Tina Wolfe Griesman

Residents in attendance: Jerry Bennett, Joel Cray, Terry Roberts, Sue Albright, Brett, Jennifer Husky, Marsha McBride

Meeting Notes:

Call to Order

- Meeting called to order by Eric Ruegg at 7:00 p.m.

Approval of Previous Minutes

- Previous meeting minutes were read by Tina Wolfe Griesman and approved

Treasurer's Report

- Account balances reported by Murray Hoyt:
 - Operating account balance: \$48,195
 - Reserve account total balance: \$162,553.29
 - Playground fund: \$10,000
 - Total balance: \$220,573.24
- Additional financial details provided by Murray Hoyt:
 - Loss of about \$4,000 in December
 - Over \$2,000 interest received from two CDs
 - Three major expenses:
 - Over \$300 for law enforcement (likely final big bill)
 - Second half of school I.D. card payments
 - Maryland-related expenses
 - Decision made to keep cable TV, switching providers within AT&T umbrella, saving about \$35 a month
 - Delinquencies update to be provided to trustees later in the week

Committee Reports

Architectural Control Committee

- Joel Kray reported:
 - 92 reviews completed in the past year, the highest number ever

- New system implemented: assigning separate review numbers for individual colors submitted
- Ongoing issue with a homeowner on Deacon Woods Court who built a fence over the back property line into common ground area
 - Timeline of events provided, showing rapid progression from permit application to fence construction
 - Homeowner given 60-day notice to move the fence, which expired on 12/21
 - No response received from homeowner
 - Recommendation to proceed with City and Village and begin fining process

Old Business

Common Area Maintenance

- Woodside erosion issue:
 - City correspondence received; MSD has inspected the area
 - City likely to challenge MSD's assessment and provide additional support
 - Eric Ruegg to attend breakfast with the mayor to discuss the issue further
- Drain outside clubhouse repaired
- Platform behind Windsor Gardens Court removed
- Concrete work for trash cans:
 - 20 ft by 6 ft strip to be placed on one side of the tennis court gate
 - Lawn Enforcement to complete the project for \$2,900
 - Trustees unanimously approved the expense
- Steps and retaining wall at end of Huntington View:
 - Lawn Enforcement to redo for \$1,350
 - Trustees unanimously approved the expense
- Bike rack to be installed when concrete work is done

Pool Updates

- Eric Ruegg and Cindy Lyons in recent correspondence with pool company regarding timeline
- Meeting to be scheduled to finalize details
- Electrical work:
 - Decision made to use Roberts Electric (better bid than Accurate)
 - Plan to move electrical panel out of back room to wall left of furnace
- Cindy Lyons received revised contract with updated minimum wage rates
- Discussion needed regarding \$1,800 charge for lifeguard services not rendered due to rain days or no-shows

Delinquencies

- No new information provided
- Update expected from Murray Hoyt later in the week

Clubhouse Rentals

- Terry Robert reported a high number of recent rentals
- Suggestions made:
 - Consider implementing a single rental fee throughout the year
 - Potentially raise the rental fee
- Trustees have chosen to cancel cable in the clubhouse

New Business

Assessment Vote Results

- Assessment increase to \$370 passed with a vote of 45 to 21
- New assessment to take effect this year
- City and Village to handle assessment process
- Assessments to be sent out March 1st and due March 31st

Trustee Responsibilities

- Need for decisions on new responsibilities as new trustees join
- Minimum of two additional trustees needed
- Time commitment discussed:
 - Eric Ruegg estimated 10-12 hours per month on average
 - More time required during busy periods like National Night Out
 - Murray Hoyt noted that in nine years, they never felt overwhelmed by trustee duties
- Responsibilities include:
 - Pool management (currently handled by Maggie Beckman)
 - Secretary and treasurer duties (currently handled by Tina)
 - Communications and social events calendar (currently handled by Maggie Beckman)
 - Maintenance and vendor management
 - Reading and enforcing indentures and ACC rules
- Benefits of being a trustee:
 - Meeting new people in the community
 - Working with city officials
 - One free clubhouse rental per year

Annual Meeting Planning

- Annual meeting scheduled for March
- Murray Hoyt to assist with preparing presentation slides
- Potential invitees discussed:
 - Chief of Police
 - Mike (likely referring to a city official)
 - Code Enforcement representative
 - City Management representative

- Meeting format:
 - City representatives to present first (approximately 1 hour)
 - Trustees to present community information (aim for 30 minutes)

Open Discussion

Christmas Decoration Contest

- Sharon McBride suggested reinstating the Christmas decorating contest
 - Noted it builds community spirit and doesn't incur costs
 - Nikki Buechler mentioned past experiences of judging and concerns about the same houses winning each year
 - Cindy Lyons observed more neighbors participating in decorations this year
 - Eric Ruegg suggested new trustees could consider reintroducing the contest
 - Discussion on whether the contest influences decoration efforts

Parkway Student Volunteer Project

- Nikki Buechler confirmed a date with Parkway South Surf's for a spring event
- Project details:
 - Four-hour event with 25 students
 - Potential tasks: painting tables, spreading mulch, weeding playground
 - Honeysuckle removal suggested but may be a separate project
- Discussion on sourcing mulch:
 - Possibility of getting mulch through law enforcement or U of I
 - Previous year used one or two massive dump trucks of mulch

Camera Work

- Brief discussion about potential camera work on the clubhouse
- Mention of seeing work done on camera wires in the past
- No current plans for camera work confirmed

Adjournment

- Meeting adjourned at 7:48 p.m.

Tasks:

- Provide homeowner info to City and Village to begin fining process for fence violation
- Meet with pool company to finalize timeline for pool work
- Work with Roberts Electric to move electrical panel and redo wiring in pool pump room
- Follow up with pool company about \$1800 discrepancy in lifeguard fees
- Review revised pool contract proposal
- Help prepare slides for annual meeting
- Discuss which city officials to invite to annual meeting

- Get bank signature cards for new trustees to fill out