

TRUSTEE/HOMEOWNER MEETING AGENDA – 5/7/07

Start Time: 7:05 pm

End Time: 8:00 pm

of Trustees in attendance: 5

of HO in attendance: 9

1. Financial Update (attachments – distributed at meeting)

First payment of the year made to Lifeguards Unlimited. Payment sent to insurance company for annual liability/property damage premium. There are still some unpaid assessments. Historically, many late payments are made in month of May.

2. Old Business

a. ACC Update

b. Lawsuit Update

c. Clubhouse/Pool/Grounds Maintenance Update

- a. ACC update made by Joel Kray. Things are slow right now. One violation addressed and resolved. Discussion followed about how violation was handled successfully. Another homeowner sent email asking about getting roof approved. Many homeowners are cooperating with new regulations. Question brought up about homes that have never been treated or stained...should homeowner be sent a letter suggesting maintenance to their property? Trustees did not wish to force someone to spend money to maintain their house. However, if they do, then they must be in compliance w/Amendment III. Keith Brown questioned the fact that if a 30-year old house is deteriorating from lack of siding maintenance, can't something be done? Another suggestion offered about a "House of the Month" feature in newsletter after maintenance update has been completed. This might encourage other homeowners to spruce up. We should also mention new St. Louis County assessment values. A recent do-over on Country Hill Lane mentioned. Discussion ensued about increased property taxes.
- b. Hearing before the judge held on Friday. Findings were issued and are as yet unknown, other than depositions are to be taken within the next few months...typical procedural items.
- c. Trustees met earlier to construct "to-do" list for pool opening readiness. Pool permits cost \$354.00 each...needed three, one for each pool. A request put out again for volunteers to help with chores at clubhouse. Mulch will be purchased and spread in picnic ground. Cover on "Z" pool developed holes which allowed water to evaporate over the winter. New type mesh cover which bolts down at a cost of \$3,500 to \$4,000 discussed. Trustees will review budget again at end of summer to determine if this purchase is feasible. Keith Brown checking into replacement of tube slide, which has a crack in surface.

3. New Business

a. May Maintenance Schedule (see above under 2C)

b. Miscellaneous

- b. Posts on front wooden sign to be painted soon. The "Angie's List"-type section on website not yet started. Joel asked about swim team equipment storage (poles to hold lane ropes). Ted suggested outdoor shed. Another suggestion made to replace shelving.