

TRUSTEE/HOMEOWNER MEETING 8/3/09

Start Time: 7:00pm
End Time: 7:50 pm

Trustees in Attendance: (5) Keith Brown, Lynn Lee, Mike Ritchie, Eric Ruegg, Carol Weber

H/O in Attendance: (3) Jerry Bennett, Joel Kray, Doris Hendrickson

1. Reading of 7/6/09 Minutes

Minutes read and accepted. Joel Kray asked some questions about the installation of the handrail in lap pool.

2. Financial Update (see attachments)

"It was a quiet month," exclaimed Mike Ritchie regarding last month's bills. The August installment of payment to Midwest Pool Management was made on 7/24. Another larger payment was sent to Lawn Enforcement. C. Weber inquired about the "S" appearing on the transaction report next to this particular payment. The "S" refers to "split check" meaning that more than one charge has been paid on this particular check. Bank account balances as of 7/31/09 were \$91,811.94. Investment accounts totaled \$97,720.30 (2/3 of this amount has been transferred from a low-return money market account at UBS to a higher yield CD at Commerce Bank). The overall total of all balances is \$189,532.24.

3. Old Business

a. Pool Update

Finally, all flow meters are operating properly! This fact was reported by Keith Brown, who also reported on St. Louis County accepting our newly posted bather load for each pool. The county also agreed to allow us to wait until pool season next year to install lap pool handrail. Midwest Pool Management held their 2nd guard certification class at our pool on Sunday & Monday, 8/2 & 8/3/09. Monday, July 27, Keith was called to the pool to investigate a trespasser. The pool was closed but a woman and her dog had gained access and were taking a swim about 10:45 am. All doors were secure so it was presumed the woman, who lived in the Waterford Manor apartments, had climbed the fence. Police were called and talked to her. It is suspected alcohol may have been involved.

b. ACC Update

Joel Kray reports a "slowing down" of applications to about one per week.

c. Lawsuit Update (Nothing new)

d. Common ground encroachment

Reports of a homeowner encroaching on common ground have been investigated by trustees. It was determined that the homeowner had erected play equipment on common ground. They have agreed to relocate equipment and restore common ground to natural state.

4. New Business

a. Re-work walking path from Chestnut Ridge to Clubhouse

The creek path leading from the Cedar Terrace homes on Chestnut Ridge to the clubhouse, has become very steep from severe erosion over the years. A homeowner on Beacon Woods, Dennis Maddock, has volunteered to correct the problem. He has proposed a series of switch-back trails on the Chestnut Ridge side of the creek to prevent further erosion and allow people to descend safely. The opposite side will be designed differently (see attachment). Specialized tools are required along with about 8 volunteers to do the actual physical labor. This will be a fall project after the weather cools, so please call the clubhouse if you wish to volunteer.

b. Miscellaneous

The upcoming issue of Country Times will announce expiring terms for trustees. A homeowner had a question about rules for parking control on CLWII streets. Trustees explained that the City of Manchester has control over CLWII streets and if there are any parking issues, the city should be contacted. Another homeowner reported a dead tree in common ground off Country Stone Ct.

Meeting Adjourned @ 7:50pm