

July 26, 2016 CLFCA Monthly Meeting Minutes

- Meeting called to order at 7:30 p.m.

- Board Attendees
 - * Alan Bates * April Stoffle
 - * James Blain * Alison Martin

- Resident Attendee
 - * Larry Turner

- Motion by Alan Bates for approval of minutes from June 28, 2016 was seconded and approved pending amendment to minutes that Alison Martin submitted a written request to join CLFCA as Secretary as Tricia Grant is leaving the Board. Motion for election of Alison Martin to secretary position was initiated by Tricia Grant, seconded and approved by Zach Elgart and Alan Bates.

- Welcoming and introduction of Alison Martin to other members of the Board.

- Resident Larry Turner presented plans for an addition to his house to construct a closet adjacent to current bathroom. Conditional HOA approval is granted. Mr. Turner will need to file for appropriate building permits prior to construction.

- Tennis court lights proposal and bid accepted and work to be performed by Texas Solar Resources to include full redo of lighting, renewal of bases and wiring. Additional costs May be incurred of approximately \$1500 if new tubing and trenching is necessary. April reports that down payment of ½ construction fees (approximately \$12,000) has been issued with remainder of balance due upon project completion.

- Scout Hut roof has been repaired and invoice for payment has been submitted. Emergency repairs were approved secondary to safety issues related to water leakage and fall hazards. Addition of new lights and possible addition of video surveillance cameras by Texas Solar Resources was discussed as a future project.

- Willow Hill entrance lighting is still in limbo. Options discussed included solar panels and LED lighting and investigating possibility of tapping into current electricity on opposite side of street with underground wiring. Possible solutions are still under review and additional ideas are welcome.

- April presented the Treasurer Report of June financials and annual budget. The new fiscal year is upon us. April will pull end of year comparison. Fiscal budget reviewed, and the need to simplify the accountant's reporting method by making a balance sheet that is easier to follow for the 2016 – 2017 fiscal year was discussed. The accountant's report may need to be amended to correct mislabeled funding items. April and Alan to follow up via email and meeting with accountant to improve reporting methods. Tentative date of meeting is August 12, 2016.

- Signage @ Baronridge Park: Alan will explore options for signs to note park / dock are private and for the use of residents and their guests only. Video surveillance and better lighting were noted as possibilities to help curb vandalism and use of dock by non-residents.

- Pool house repairs: Roof and women's bathroom ceiling, as well as recent plumbing issues have been reported as complete. Follow up is needed to be certain issues have been corrected. If completed payment will need to be made for submitted invoice.

- Roll down door of lifeguard station is inoperable and in need of repair.

- Will also need to follow up on lap swim lifeguard not being present as scheduled.

- April states the Board has been contacted by Raphael, the owner of RC Home Services who has offered assistance with maintenance and painting of CLF entrance sign.

- Alan noted that Alison needs to be added to the CLFCA website and director's insurance. It was also discussed that the insurance policy may be up for renewal soon.

- Deed Restrictions committee head is still needed. Alison states she will speak with Mike Martin and another CLF resident who have expressed interest in being on the committee.
 - * House on Shady Springs with grass overgrowth into the street needs to be addressed.

- Attorney Report: not submitted
 - * Concerns of homeowners fees in regards to fee strips as discussed in June 2016 meeting have been presented to the attorneys for review. Response is still pending.
 - * Memo that was issued to homeowners from August 13, 2015 regarding Power Fee Strip was reviewed by the Board.

- Capital Improvement Projects:
 - * proposal to change assessments to flat rate for all homeowners in CLF
 - * cost effective ways to improve drainage around pool area after rain, i.e. French drains
 - * trimming of trees in Baronridge Park

- Meeting adjourned at 9:15 p.m.