

# August 22, 2017 CLFCA Annual Meeting Minutes

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- Meeting called to order @ 7:05 p.m.

- Board Attendees

\* Alan Bates                      \* Alison Martin                      \* April Stoffle

- Resident Attendees

* Mark Sheridan	* Chris Keeling	* Fred Toole
* Don Wirt	* Louise Toole	* Linda Pearson
* Chrys Hawley	* Arnold McDaniel	* Debbie Smith
* Ronnie Sullivan	* Jarrod McDaniel	* Terrell Culpepper
* Hank Ramm	* JoAnne Palladini	* Lorraine Eggers
* Lawrence Redd	* Betty Redd	* Barbara A. Whelton
* Alisa Hanford	* Wouter Bon	* Alan J. Brumbaugh
* Elizabeth Brumbaugh	* Marjorie Staley	* Jacqueline Lanier
* Mike Martin	* Mike Robertson	* Terri Parker
* Tanya Robertson	* Marge Laney	* Lauri Holland
* Patricia Grant	* Cheryl Grounds	* Blair Wilson
* Kevin Lanier	* Sean O'Rourke	* Carolyn Waidhofer
* Sheryl Miller	* Stefanie Friedman	* Elena Bryant
* Greg English	* Kate Vaughan	* Margaret Sample

- Motion by April Stoffle for approval of minutes from July 25, 2017 meeting noted, seconded by Alison Martin and approved unanimously by Board.

- Welcoming of Board members and residents in attendance and announcement of Candidates for Trustee Elections to be voted on this evening followed by short speeches and bio from candidates Alan Bates, Chris Keeling, Debbie Smith, Arnold McDaniel. Candidate Chris Wojtowicz was not in attendance but bio and speech prepared by the candidate was given by Alison Martin.

- Public Comments and Concerns

- \* Appreciation by some residents was expressed in regards to review and reassessment of fees related to homes with easements.
- \* Resident Debbie Smith reports she made a call to Lakeview PD to non-emergent line and later received a visit from Chief Savage advising that matters of non-emergent issues / trespassing at the park, etc. should be handled initially by contacting the CLFCA Board of Trustees. Ms. Smith, as well as many residents in attendance voiced concerns for safety of all neighbors, including Board members approaching people in Baronridge Park, especially in the late evenings /night. Board members agreed and stated further clarification on this matter will need to be addressed through input from both Lakeview and Pasadena Police Departments.

- \* Alan Bates reports he contacted the police department regarding people at the dock at Baronridge Park using a generator and lights at approximately 11:15 p.m.
- \* One resident brought up that Shore Acres has a gate at their dock with a code needed to allow access for dock use.
- \* Extension of pool hours was brought up. Terrell Culpepper provided some insight regarding how many communities insurance rates are kept affordable by maintaining lifeguards at all times the pool remains open and that with the idea of extended hours of swim at your own risk the rates increased dramatically at varied intervals in those communities. Mr. Culpepper as states his daughter is a lifeguard and discussed using the lifeguards as sources for suggestion / insight regarding the pool, its functionality as well as some thoughts regarding traffic patterns on the side streets by the pool since they may notice an increase at various times of the day since they are there routinely.
- \* Neighborhood Watch program was discussed and ways to improve overall community awareness and safety of residents.
- \* Elena Bryant reminded everyone that National Night Out is coming up in the near future and that getting out and meeting our neighbors, being aware of our environment and looking out for one another is a great method to improve security.
- \* Margaret Sample(Baronridge) requested that her property assessment be reviewed.
- \* Don Wirt states that he and other members of the Senior Tennis League have been working on improvements on the tennis courts and backboard and will submit receipts for supplies. Questions were also posed regarding court resurfacing.
- \* Louise Toole expressed thanks for morning swim and lifeguards and recommended reinstatement of the sign in sheet at the pool and potential issuing of family pool passes to help control use of the pool by non-residents.
- \* Hank Ramm voiced his appreciation for the volunteerism of the Board and all they do for the community. He also expressed concern for some areas of landscaping not being addressed by our current landscape company and suggested that new bids be considered for upcoming landscaping and its management and possible appointment by the Board of a member to act as a Contractor Manager.
- \* Barbara Whelton expressed appreciation of the Board members, and thankfulness regarding all those involved in maintaining morning swim. She also was interested in the possibility of restarting the CLF Community Newsletter.
- \* Mike Robertson encouraged residents to use the sign out sheet to note their emails to help with information sharing as well as considering sites like Blackboard Connect. Mr. Robertson also had questions related to Bylaws, and improvements regarding their clarity in the future especially in regards to elections.
- \* Stephanie Friedman stated she has noticed an increased use of the tennis courts

recently and that it is nice to see the kids out there playing and teams practicing.

- \* Debbie Smith and Arnold McDaniel contested the validity of the election process and voiced that they did not feel the residents, especially residents who may have been on vacation or not registered on the CLFCA website at the time the Newsletters were mailed out, had adequate notice of the election, absentee voting or proxy process. Debbie states that she feels the election gave some candidates an unfair advantage regarding proxies since some residents may not have seen the email or information on the website that was presented after the absentee ballot information was issued if they didn't review the information on the website or check their email. Both Debbie and Arnold voiced that they felt the election should be held again with more notice and more information on the processes of the election provided. The Board responded by advising that the Texas Property Code and CLFCA Bylaws had been followed and the election process given due diligence in regards to all matters including, but not limited to time frame of notices. It was noted that the notice of annual meeting, call for candidates and election information went out in the community newsletter via U.S. Postal Service as required and included information stating that all further information regarding the election would be posted on the CLFC website and/or emailed to all registered users on the site. It was also noted that the contact information of Board of Trustees was listed in the Newsletter should any residents have had questions.

### **Pool Report**

- \* Chris Wojtowicz reported to the Board via email that the pool fence and gate repair is in motion as required by a recent county inspection and is almost complete.
- \* Self Closing pool gates are in the works as required per inspection report.
- \* Texture flooring bid has been approved, but will be held off until end of swim season so pool will not have to be closed during the remaining open season. Only remaining large items that could scratch new floors are refrigerators; will proceed with removal large items at later time.
- \* GCA reports that the pool pump for the large pool is going out and is in need of replacement. Bid for \$2420.97 has been received from GCA. Board agrees that this is a large purchase and may require further information prior to approving bid for pump replacement. Pool pump replacement to be reviewed and readdressed at a later date after additional info can be obtained.
- \* Alison reports unsecured gates at pool at parking lot and side of pool house. Mike Martin secured outer gate with cord and lock, but due to lack of support to Gate at pool house side, the inner gate could not be secured. Alan state he will check into repair of structures/ gates and replacement of gate latches.

### **- Parks and Entryway Report**

- \* Chris Keeling reports he placed some nails in the dock to secure loose boards.
- \* Water heater is being addressed and replacement ordered.
- \* New park signage/ wording reviewed and 2 new signs- pending.
- \* Chris K. reports the exit signs for the Scout Hut have been checked and are not in working order and new exit signs will indeed be necessary. He reports caulking of windows and new exit signs are his next project following completion of water heater installation.
- \* Playground equipment needs resealing. Alan states he will contact Craig Steil to discuss bid.
- \* Willow Hill lights out due to miscommunication between new accountants and auto-payment of bill. Lights were out because bill was not paid. This is being addressed and should be resolved quickly.
- \* Don Wirt and Senior Tennis League will be reimbursed to supplies used at tennis Court.
- \* Board will get updated bids for resurfacing of tennis courts and submit with budget

### **- Deed Restrictions**

- \* Deed violation notices continue to be issued. Alison reports the house on Forest Lake by the pool with overgrown yard and rats previously reported has been addressed and reported to Lakeview Police Department.
- \* Update process of deed restrictions is still a work in progress.

### **- Architectural report**

- \* No new requests at this time have been received.

### **- Treasurer Report**

- \* Monthly reports, annual report and pending 2017 /2018 budget presented by April Stoffle for review. CLFCA YTD income statements and proposed 2017 /2018 budget were presented in writing for review by residents. Some bids regarding maintenance / repair are still to be determined.
- \* Resident questions arose regarding audit information in regards to CLFCA accounts. Alan and April said they would check on this information.

### **- Attorney report**

- \* No new reports at this time. Assessment for late fees will be addressed following further review of accounts.

### **- New Business**

- \* Board will address possibility of producing quarterly newsletter to help improve communication within CLF.
- \* Election for Board of Trustees concludes tonight and unofficial results will be announced following closing of voting and tallying of ballots. Official results will

be posted by end of day on August 25, 2017.

- \* Next CLFCA monthly meeting is scheduled September 26, 2017 @ 7:00 p.m. at The Scout Hut in Baronridge Park.

**- Meeting adjourned @ 8:55 p.m.**

**- Unofficial results of 2017 Board of Trustees Election winning candidates announced as**

- \* **Chris Wojtowicz**
- \* **Chris Keeling**
- \* **Alan Bates**

**-Current Capital Improvement Projects List:**

- \* decking options and exhaust fans for pool house vs. remodel
- \* cost effective ways to improve drainage around pool area after rain, i.e. French drains
- \* proposal to change assessments to flat rate for all homeowners in CLF vs. percentage increases
- \* Scout Hut updates, assessing safety risk; replace / repair damaged security bars
- \* proposal to make CLF deed restrictions uniform for all sections of the CLF community
- \* resurfacing of tennis courts with multi-surface product to increase use of courts to include other sports
- \* possible addition of fenced dog park with benches at Baronridge Park
- \* updating landscaping and lighting to entrances
- \* community garden / adopt a median project
- \* resealing and maintenance to playground at Baronridge Park
- \* repair / replacement of dock boards