

**CLEAR LAKE FOREST COMMUNITY ASSOCIATION**  
**Minutes from board of trustees annual meeting of May 24, 2005**

Present were President Alan Koelemay, Vice President Rusty Stewart, Treasurer Diane Humes, Secretary John DeLapp and trustee Mary Bass.

Koelemay called the meeting to order at 7:07 p.m.

Bass made a motion to accept the minutes from the April meeting and Stewart seconded. The motion passed, 5-0.

**COMMUNITY INPUT**

Evvie Gilbert asked what the status on the Reid property was, in light of Bass' impending departure from the board. Bass said that she could not discuss it in a public meeting.

**AGENDA ITEMS**

**1. Review of past year's accomplishments**

Koelemay told of major improvements at the pool complex, including a new roof and siding on the clubhouse, plus a new paint job. Re-roofing the storage shed was also detailed.

A security fence was installed around the Scout Hut to cut down on vandalism and also provide a place for the scouts to store canoes and other outsy-doorsy stuff.

The association also became a member of the Johnson Space Center Federal Credit Union, which allows residents to also join JSCFCU.

Bass brought up the subject of a new management company at the pool.

Stewart told how Sweetwater Pools was chosen, based on the company's professionalism and reputation.

**2. Deed restriction enforcement**

Koelemay spoke of deed restriction enforcement and the possibility of establishing a sub-committee to look at it.

Bass said the workload of enforcing deed restrictions is too much for one person to handle and that the current deed restrictions worked well when the subdivision was new, but as time goes on, things change.

Stewart said that he had gotten some estimates on hiring a management company to handle enforcement. The bids came in at somewhat less than \$1,000 per month.

Koelemay said that at times deed restriction enforcement is not bad, but then a flurry of complaints comes in. he said most people cooperate, but sometimes people refuse.

Bass requested that she have Stewart Title do a title search on our deed restrictions to ensure the association has everything up to date.

Koelemay made a motion to allow Bass to spend up to \$300 for title searches. Stewart seconded and the motion passed, 5-0.

**3. Vandalism**

Minor acts of vandalism from the past year were discussed. These included damages at the tennis courts, theft of benches and graffiti at the pool.

**4. Capital improvements**

Koelemay said the budget for the next fiscal year would be discussed at the next meeting.

Stewart offered up a host of items, including new lights, fence and repairs to the pump house at the pool. He also mentioned the air-conditioning unit at the Scout Hut, the roof of that building, new playground equipment at the park, adding a gazebo and finishing the bulkhead.

Bass tossed in new basketball hoops at the pool.

### **TREASURER'S REPORT**

Humes said the budget for the past year was a conservative one. The board stayed within the budget and appears to have about \$50,000 to carry over to the next fiscal year.

### **Item not on the agenda**

DeLapp read a newspaper account of HB 873, which would restrict homeowners associations' rights to restrict signs. Bass said that after the legislative session, the attorneys would notify us of any changes to state law that directly affected us.

Stewart told how Sweetwater Pools informed him that a 9-1-1 phone was needed at the pool. He also said that most pools do not have one.

Koelemay made a motion to adjourn. Stewart seconded and the vote passed, 5-0.

Koelemay adjourned the meeting at 8:29 p.m.