

Clear Lake Forest Community Association
Minutes of the Board of Trustees Meeting
February 28, 2012

Present: Diane Humes
Linda Pearson
Nancy Garman
Steve Kiefer
Alan Bates

Residents in attendance:
Joanne Palladini
Gerald & Mary Ann Brown
Hank Ramm

The meeting was called to order at 7:07 PM. The minutes of the January meeting were unanimously approved.

Deed Restriction Committee

A list of chronic violations was presented by Nancy Garman who also reported there have been promising results from the community in response to deed restriction violation notices. It was determined that many residents may be unaware of the deed restriction guidelines and agreed by the Board that a copy of the Maintenance Guidelines be included with the dues assessments being mailed to homeowners in May.

Hank Ramm suggested that copies of Deed Restrictions specific to each Section in Clear Lake Forest along with a Section map as well as copies of the Maintenance Guidelines be made available to homeowners at the Taylor Lake Village City Hall. Hank volunteered to oversee this endeavor. His suggestion was approved.

Alan Bates reported that the Deed Restrictions for each Section will be included on the new website as well.

Parks and Entryways

- The lockbox at the pool has been cut off and keys removed. A new box will be ordered and fences and keys replaced. Rekeying the locks will be put on hold until it can be determined if the door locks have been tampered with.
 - The door lock on the Scout Hut is broken and will be repaired. The projector is missing from the closet for an unknown period of time. Both the Girl and Boy Scouts will be contacted by Alan Bates to determine if it has been borrowed.
 - The Space Shuttle ride at Baronridge Park has been repaired.
 - A "To Do" list for the neighborhood was reviewed (attached) and it was decided that the most pressing would be the Willow Hill entrance. The removal of the creeping fig revealed a fair amount of damage which, if not repaired, could cause a safety concern. Diane Humes and Alan Bates will work in conjunction with contractors to obtain estimates on the Willow Hill entrance and on the fence at the pool, which is also in need of repair.
 - Items for the Spring Spruce Up on March 24 included the following:
 - ✓ Clean-up at the Shady Springs entrance
 - ✓ Removal of the fan palm on Forest Lake
 - ✓ Weeds at pool
 - ✓ Pressure washing the fence at the pool
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- Alan Bates suggested that the local school's Master Gardener program may be interested in assisting.

Treasurer's Report

- Treasurer's report was presented and approved.
- 36 final notices were issued to homeowners by Sharon Bass, Accountant, requesting payment of outstanding community assessment fees, as required by law. The response to this request has been undetermined as yet.
- \$20K has been moved to the checking account for cover operating expenses. On-line statements have not been sent to Sharon Bass, however, this has been corrected and statements are now being forwarded to Sharon Bass.
- It was decided to hold off converting a \$33K CD that will become due in May until the need for additional expenses could be determined.

General

- The quarterly newsletter will be mailed by the end of the week
- A homeowner called Linda Pearson with a complaint that his neighbors parked in his driveway while the homeowner was out of town. Linda recommended he contact the Police Department. The homeowner has posted a sign in his driveway.
- The Spring Spruce Up will be held March 24, 2012.

Clear Lake Forest Website

- Alan Bates has contracted with _____ for the new website, replacing the outdated system. Steve Zabal has been asked for the current database information that will be transferred into the new system. The new system will include email addresses for Board members, improved navigation within the site an optional logon. The Board was asked to report tasks to Alan that the website could perform. This platform could ultimately eliminate the need for bulletin boards. Alan reports the website could be live in as little as 3 weeks.
- Alan agreed to conduct an informational workshop to interested citizens on the use of the new website.

Meeting was adjourned at 9:05 PM. Follow-up items carried over until the February meeting are as follows:

Follow-Up

- Priority list for additional maintenance items for community
- Gate repair at pool
- Contact CLWA re 7 water meters
- Discussion of by-law changes re meeting attendance
- Chain link security fencing at Scout Hut
- Landscaping at Scout Hut
- Community Shoreline award celebration
- Status of website
- Chain link security fencing at Scout Hut
- Landscaping at Scout Hut
- Contractor bids for additional work
 - ✓ Brick repair on Willow Hill entrance

Agenda items for March

- Priority list by Board members for additional maintenance items for community
- Gate repair at pool
- Contact CLWA re 7 water meters
- Discussion of by-law changes re meeting attendance
- Chain link security fencing at Scout Hut
- Landscaping at Scout Hut
- Community Shoreline award celebration
- Status of website
- Website workshop
- Chain link security fencing at Scout Hut
- Landscaping at Scout Hut
- Contractor bids for additional work
 - ✓ Fencing along Forest Lake
 - ✓ Brick repair on Willow Hill entrance