

# January 23, 2018 Meeting Minutes

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- Meeting called to order @ 7:07 p.m.

- Board Attendees

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

- Resident Attendees

\* John Serow

- Minutes of December 12, 2017 meeting reviewed, motion to approve by April, seconded by Chris K. and unanimously approved by Board.

- Welcoming of Board members and residents in attendance.

- Public Comments and Concerns

\* John Serow states perhaps trash can project for Baronridge Park can be an upcoming Eagle Scout project.

-Pool Report

- \* Pool report received via email from Chris W. was reviewed.
- \* Pool fencing is complete except for area of wooden gates from parking lot. Still need to readdress that area.
- \* Texture flooring bid has been approved, now that season has ended will need to get in touch with contractor to have work performed.
- \* Pool and pump repairs completed.
- \* Closet in pool house remains work in progress.
- \* Researching new company for pool management was readdressed.
- \* Wader pool is leaking, will need leak testing. A leak test company will be contacted.

- Parks and Entryway Report

- \* Broken wood on play set at park, need to get quotes for improvements. Board will contact Craig Steil regarding possible repairs. Alan will check.
- \* New park signage/ wording reviewed and 2 new signs- pending.
- \* Willow Hill lights : LED lights addressed
- \* Roof concerns at Scout Hut, some possible areas of water leakage.
- \* Scout Hut needs a new electrical box, door locks, light at stairway and window repair. Bids to replace and move electrical box received and will submit to insurance company. Alison motioned to accept bid and move forward, seconded by April and approved by Board.
- \* Need 3 quotes for tennis court resurfacing
- \* Need to contact Bay Area Trees to trim trees around the tennis court.
- \* Dock repair still needs to be addressed
- \* Run lights to scout Hut while electrician is here for electrical box replacement.

### **- Deed Restrictions**

- \* Update process of deed restrictions is still a work in progress. Hank and Alison are trying to determine best way to address wording to clarify guidelines. Photos have been obtained with varied degrees of mold, mildew and damage as an assessment guide for degree of violation. Due to coloring of houses, some discoloration is definitely more prevalent. Multiple driveways and sidewalks need repair, however this includes likely over 50 % of homes in the neighborhood, so a plan needs to be determined to address the issue further.
  - \* will see if residents would be interested in driveway repairs if group rate can be obtained through contractor
  - \* will consider adding driveway repair as requirement when homes are purchased in CLF due to multiple driveway repairs needed.
- \* Abandoned house at 4219 Elderwood has notice from mortgage company on door.

### **- Architectural report**

- \* No new items at present

### **- Treasurer Report**

- \* Treasurer reports from April were reviewed and discussed. Budget reviewed and is on target for the 6 month mark. Balance sheets were discussed.
- \* Funds were reviewed. Late fee remittance and demand letters to be sent.
- \* Discussions regarding audits of CLF accounts addressed. Books / records from previous accountant Kathleen addressed. Hard to follow status for audit. Board will contemplate moving forward against Kathleen's company for insufficient management of accounts.

### **- Attorney report**

- \* Awaiting final accounting records to proceed with demand letters.

### **- New Business**

- \* February meeting scheduled for February 27, 2018 @ the Scout Hut @ 7:00 p.m

### **- Meeting Adjourned @ 8:10 p.m.**

### **-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, roof repair, new electrical box, address A/C & heat issues
- \* 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; ? floating deck options
- \* garbage cans at Baronridge Park
- \* bird spikes on lights to keep nuisance creatures from causing further damage
- \* fencing and gate repair and update to current requirements at the pool
- \* additional goal at basketball court and possible resurfacing vs painting concrete on basketball court.