

September 27, 2016 CLFCA Monthly Meeting Minutes

- Meeting called to order @ 7:00 p.m.

- Board Attendees

* Alan Bates * April Stoffle * Alison Martin
* James Blain * Zach Elgart

- Resident Attendees

* Rafael Calvillo * Leona Cook * Mike Martin
* Barbara Whelton * Rob Gardner

- Motion by Zach Elgart for approval of minutes from July 26, 2016 meeting noted, seconded by April Stoffle and approved by Board.

- Welcoming and introduction of residents in attendance.

- Public Comments and Concerns

* Rafael Calvillo, owner of R.C. Home Services and CLF resident is volunteering his services to help update with painting of the CLF entrance sign at Willow Hill and Kirby, as well as assistance with resolving the lighting issues at that entrance. Rafael expressed his concern with the safety of the CLF residents due to the poor lighting @ that corner and offered to have his electrician evaluate the situation and offer viable lighting solutions. Board is in agreement with plan and offered appreciation of offer of services. Rafael states he will initiate plans and update Board on results / potential solutions. His contact information is Rafael@RCHomeServices.com

* Leona Cook and Barbara Whelton state they are in attendance to address recent discussions by various CLF residents on Nextdoor Social Media regarding the extension of pool hours and schedule. All CLF residents interested in discussion were encouraged to attend CLFCA meeting this evening for open discussion of the subject. Both Leona and Barbara expressed their concerns of safety and vandalism if the pool is open with key access as well as lack of lifeguards with swim at own risk options. Both expressed extreme opposition to the idea of changing current pool operation. Alan states he spoke with the pool management company regarding cost effectiveness and safety and report received noted risk of increased vandalism,

increased costs and increased liability.

After a brief discussion by the Board and consideration of concerns and opposition voiced by residents in attendance, as well as a letter from Gulf Coast Aquatic firmly against the idea, it was decided that the current pool operation will remain unchanged.

- * Leona Cook stated appreciation of lifeguard during morning swim this season, and both she and Barbara Whelton report that lifeguard Grace is very pleasant and attentive.
- * Concerns were voiced by Ms. Cook regarding maintenance of vine overgrowth @ Kirby and Willow Hill. Alan reports the landscaping company is currently working on getting it cleared.
- * Boy Scout Commissioner, Rob Gardner expressed his concerns with the upkeep and recent vandalism of the Scout Hut. He states that on the porch side one set of interior security bars was bent in and another set was removed. He also reports the AC unit opposite the restrooms is not blowing and an exit sign is not working. Rob shared with the Board that Boy Scout Troop 952 is a small group and states low numbers of interested boys has put their charter bid at risk. Current troop number is down to 5 eligible boys. He would like to find ways to increase interest and enrollment and feels the scouts of Troop 952 led by Scout Master Reid Shipp desire to be more involved in community service and would appreciate support of the Board and residents in attendance to help get the word out about the troop.
- * Discussion about the Scout Hut also included use and reservations. All reservations are to be made through Alan Bates.
- * Mike Martin states he is in attendance to discuss deed restrictions and accept the position of head of the deed restriction committee as previously discussed at the July 2016 CLFCA monthly meeting. He will try to gather volunteers throughout the neighborhood to assist with monitoring. April states CLF Women's Club may have volunteers and she will speak with them and get information to Mike. Alan states he will bring all necessary paperwork to Mike.

- * Alison mentioned various neighbors have reported an increase in sightings of coral snakes in the neighborhood recently.

- Pool Report

- * Alan reports pool insurance is up to date.
- * Christa @ GCA reports pump housing on lap pool is broken and states that options other than repair or replacement would likely result in further damage to the pool and overgrowth of bacteria. James Blain is in agreement with this finding stating repair / replacement is necessary to avoid worsening conditions.
- * Roll down door repair for lifeguard station was readdressed.
- * Viable options to decrease fall risk on wet concrete in pool house walkway and bathrooms was addressed. Exhaust fans for the restrooms and mats vs. sand paint pros and cons were discussed. Costs and product reliability will be investigated further.
- * The unapproved use of the pool this summer by a local day care was discussed. Options on best ways to address this will be considered.

- Parks and Entryway Report

- * Tennis court lighting and trenching is underway. Additional \$1500 for trenching was required and approved. Projected completion date is October 7, 2016.
- * New signs were installed at Baronridge Park by Rusty Stewart – CLF Residents Only and No Alcohol reminder. The Board will contact Rusty re: cost and offer reimbursement of personal funds used.
- * Bay Area Trees will be contacted to prune back the trees in Baronridge.
- * Zach states he will investigate the concerns with the Scout Hut vandalism and maintenance issues.
- * Board will await report from Rafael with RC Home Services regarding lighting and

signage @ Willow Hill entrance

- Deed Restrictions

- * Solar Ad signs on Forest Lake Dr. were removed by owner
- * 503 Lori Lane was put on notice to cut and edge yard.
- * 4210 Honey Oaks is under new ownership. Grass, edging and mold on house needs to be addressed. New Owners: FEOH Commercial II LLC 3801 N. Capital of Texas Hwy Ste E240 Austin, TX 78746-1482
- * 1115 Woodbank – junked car jacked up, hood off and covered with blue tarp has been in driveway and clearly visible from street for over a month.
- * Mike added to Deed Restriction Committee. Alan will get citation booklets and paperwork to Mike. Mike will handle Woodbank and Honey Oak notices once he receives necessary paperwork.

- Architectural report

- * No applications received this month

- Treasurer Report

- * In review of July and August 2016 reports from accountant it is noted that Reconciliation details are inconsistent and incorrect transactions are listed. April was able to review statements and decipher transactions, verify expenditures, and determine that CLFCA accounts are in the black.
- * Multiple inaccuracies are noted in the reports from the accounting office of Kathleen Nicholson. It was also noted that in addition to the inaccuracies in the information reported by the accounting firm, that the reports are continuously incomplete, and that getting in contact with Kathleen Nicholson is becoming increasingly difficult.
- * Alternate accounting firms will be considered.

- Attorney report

- * No attorney reports received this month

- * Current attorney has left her partnership and is not returning any calls. Attempts to contact her though the paralegal have also been unsuccessful. CLFCA is now without an attorney and is in need of new services ASAP.

- * New attorney for consideration: Barsalou & Associates. Motion to release services of current attorney and hire Barsalou & Associates by April, seconded by Zach and approved unanimously by Board.

- New Business

- * Use of Houston HOA Management was discussed. At this time full management by Houston HOA Management is not feasible. Items /services will be considered individually for necessity and cost effectiveness. Will get additional bids from alternate management companies / accounting firms for comparison.

- Meeting adjourned @ 9:10 p.m.

- Next meeting: 10/25/16 @ 7:00 p.m. City Hall

-Current Capital Improvement Projects List

- * Trimming trees at Baronridge (Bay Area Trees)
- * 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 repairs, assessing safety / fall risk