

# December 12, 2017 Meeting Minutes

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- Meeting called to order @ 7:04 p.m.

- Board Attendees

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

- Resident Attendees

- \* David Sessums
- \* Mike Robertson
- \* Mike Widmer
- \* John Serow
- \* Susan Serow
- \* Cate Hopkins
- \* Caleb Howard
- \* Joanne Palladini
- \* Kate Howard
- \* Hank Ramm

- Minutes of September 26, 2017 and November 7, 2017 meetings reviewed, motion to approve by Chris Keeling, seconded by Alan and unanimously approved by Board.

- Welcoming of Board members and residents in attendance.

- Public Comments and Concerns

- \* Caleb Howard offered his services for repair of boat dock at Baronridge Park. He has partially repaired area that had collapsed. Board discussed reimbursement of funds for supplies purchased and used and thanked Caleb for his volunteerism and repair work. He was encouraged to submit a bid for services for full repair of dock.
- \* Questions were voiced regarding posting and audits of financials. Residents were reassured that Alan states Board is currently looking into finding an independent auditor.
- \* David Sessums states he spoke to TLV regarding ordinance on green space in regards to renovations to his garage and he is within necessary boundaries. Alan will sign off on plans for David to present to TLV for updates. Alan will email form to Mr. Sessums and the City Secretary.
- \* Concerns were voiced regarding trash cans being left in plain view and remaining at curb longer than allowed.
- \* John and Susan Serow would like to build a palapa in their newly purchased home and would also like to install a flag pole. No noted restrictions regarding flag poles in CLF. Palapas would have to be not visible from street or neighbor side and approved by the TLV.
- \* A thank you was offered to the Women's Club for all the decorations at put up in CLF entrances and pool.
- \* Mike Robertson had questions regarding special sessions and suggested asking the TLV about funds from Metro Repayment for assistance with resurfacing parking lot.

### **-Pool Report**

- \* 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.
- \* Still need pool repairs, pumps. Motion to approve repairs through Aquamaid by Alison, seconded by Chris K. and approved by Board.
- \* Closet in pool house area was assessed, lots of old signage and trash noted. Alison cleaned out some, but it is a work in progress.
- \* Researching new company for pool management was discussed.
- \* 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.
- \* New park signage/ wording reviewed and 2 new signs- pending.
- \* Willow Hill lights : LED lights being addressed this week.
- \* 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.
- \* Tennis court lights repaired, no charge ( likely squirrel damage).
- \* Need to contact Bay Area Trees to trim trees around the tennis court.
- \* Hank cut down hanging branch from large tree on NASA entrance post Harvey damage.

### **- Deed Restrictions**

- \* CLFCA had lawn care at abandoned property @ 4219 Elderwood performed.
- \* The house on Meadowbank with unkempt pool was reported to Lakeview PD.
- \* Will consider adding driveway repair as requirement when homes are purchased in CLF due to multiple driveway repairs needed.
- \* 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. Current planned research is obtaining photos with varied degrees of mold, mildew and damage as an assessment guide for degree of violation.

### **- Architectural report**

- \* David Sessums garage plans to be signed off on by Alan and emailed.

### **- Treasurer Report**

- \* Reports sent from April were reviewed and briefly discussed.
- \* Funds were reviewed. Late fee remittance and demand letters to be sent.
- \* Discussions regarding audits of CLF accounts addressed. Will continue to look into finding auditor to go back 2 years.

**- Attorney report**

- \* Past due accounts and review of collection status report from attorneys

**- Executive Session-**

- \* Past due accounts, non-compliance with payment plans and actions required.

**- New Business**

- \* January meeting scheduled for January 23, 2018 @ the Scout Hut @ 7:00 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.