

# April 24, 2018 Meeting Minutes

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

- Board Attendees

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

- Resident Attendees

\* Terrell Culpepper \* Joanne Palladini \* Fred Kunzinger \* Scott Smith

\* Marge Laney \* Debbie Smith \* Mike Robertson

\* Lauri Holland \* Hank Ramm \* Elena Bryant

- Minutes of March 27, 2018 meeting reviewed, motion to approve by Chris W, seconded by Chris K. and approved unanimously by the Board.

- Welcoming of Board members and residents in attendance.

- Public Comments and Concerns

\* Questions regarding delinquency homeowner fees from T.C. Culpepper addressed

\* Fred would like to request that the tennis court also be marked for Pickle Ball when it is resurfaced. Mike R. had questions regarding concrete vs. current resurfacing components. Questions answered regarding resurfacing. Chris will check on adding court striping for pickle ball.

\* Concern for campers / motor homes in community was re-addressed. Both homes on Forest Lake were discussed and are being handled. Some new residents are being misinformed by their realtors of actual HOA guidelines.

Elena clarified that though it is the homebuyers responsibility to check on neighborhood bylaws, that there are many new realtors and “flippers” in our area who are not aware of the guidelines themselves and are not advising their clients appropriately. Elena also stated that title companies are supposed to get clearance from HOA before moving forward on property sales.

\* Discussion regarding restarting welcome baskets for new homeowners. Can include emergency information for the area and CLF Website information.

\* Concerns for driveways and sidewalks. Alison received quotes from Red River Concrete regarding driveways on per square foot bases. Patios and sidewalks will be on a by case basis. Calls have been placed to G.W. Phillips, response is still pending. Alan state he will contact another local company for comparison on group rate. Alison has list of approximately 30 homeowners interested.

\* Questions regarding trash pick up and trash cans being left at curb by Waste Management company; Chris K. reports he contacted Waste Management and they are supposed to provide back door service. However, if the trash cans are brought to

the curb by the homeowner then they will be left there by Waste Management personnel.

- \* Questions regarding Board Contact information regarding Annual Election since Alison will be a candidate. Chris W. volunteered and was appointed by Board as election contact for the CLFCA Board of Trustees 2018 Election.
- \* Concerns for multiple rental homes in neighborhood, especially on Willow Hill
- \* Discussion for amendment for rental properties will need further review.
- \* Addition of street lights and possibly security domes at entrances. Back entrance has no lighting at all. Concerns addressed especially for safety due to upcoming change in traffic patterns related to construction on 146.
- \* Mike R. offered contact information for Pasadena regarding assistance with dock
- \* Concerns expressed regarding trimming and care of entrance ways, especially on Nasa Rd. 1 entrance. Park is responsible for trimming back their trees and cleaning up the rubble they leave behind. Mike R. also has contact information regarding park management. He will provide information to the Board to assist.

#### **- Introduction of Candidates for Board of Trustee Elections**

- \* Marge Laney
- \* Debbie Smith
- \* Alison Martin

#### **-Pool Report**

- \* Pool equipment is up and running.
- \* Lap pool: -one seal is leaking, GCA to replace seal  
-one motor is loud, but still functional. Easy to replace when the time comes.
- \* Big pool: hand rails will be tightened to the best of GCA's abilities later this week.
- \* Baby pool: leak has seal and should hold for a while. Maybe all season.
- \* Pool grounds: -sprinkled some poison on ant hills  
-will move Christmas decorations into side room if not picked up by garbage truck.
- \* Deck coating: new bid received from RCHS of \$3300. Powerwashing of wall also. Motion to approve bid and move forward on decking and powerwashing initiated by Chris K, and seconded by Alison. Motion approved unanimously by Board.
- \* Bay Area Plumbing is coming out on Thursday 4/26/18 to address slow leak at water fountain and middle pavilion faucet.
- \* will obtain quote for replacement of pool rules signs. Goal is replacement by annual meeting. Will need to include "for residents only"
- \* Swim / pool schedule is posted on website and NextDoor.
- \* Marla Garcia states she is interested in teaching water aerobics. She will send Chris W. a flyer that he can distribute.
- \* CLF FINS practice schedule is out. Stay tuned for event schedule.
- \* Closet in pool house remains work in progress.

### **- Parks and Entryway Report**

- \* Broken wood on play set at park, need to get quotes for improvements.
- \* Vandalism of signs in park.
- \* Roof concerns at Scout Hut, some possible areas of water leakage-insurance to review
- \* Scout Hut needs a new electrical box, door locks, light at stairway and window repair. Bids to replace and move electrical box received and submitted to insurance company. Waiting on Centerpoint also to coordinate box movement. Currently there is no power to the Scout Hut. Centerpoint will not move forward without railed stairway to 2<sup>nd</sup> floor exterior. T.C., Chris K. and Alan will address vs. RCHS @ \$875
- \* Need 3 quotes for tennis court resurfacing
- \* Still need to contact Bay Area Trees to trim trees around the tennis court.
- \* Dock repair still needs to be addressed. Dock bids and monetary assistance from Pasadena discussed. Submission requests due by May 2, 2018.
- \* Alan and Chris K. will look research floating dock options.
- \* Run lights to scout Hut while electrician is here for electrical box replacement.
- \* Leak at tennis court repaired by Hubert Plumbing- \$200

### **- Deed Restrictions**

- \* will consider adding driveway repair as requirement when homes are purchased in CLF due to multiple driveway repairs needed rediscussed.
- \* Abandoned house at 4219 Elderwood has notice from mortgage company on door. CLFCA lawyers are reviewing.
- \* Will further discuss adding amendments to vote on regarding deed restrictions at upcoming elections and changing percentage of votes required to amend.
- \* Residents were advised to please forward possible deed restriction violations to [clfcadeeds@yahoo.com](mailto:clfcadeeds@yahoo.com) or to board members, and to include addresses and not just vague reports so complaints can be adequately addressed.

### **- Architectural report**

- \* no new reports

### **- Treasurer Report**

- \* Assets income and balances reviewed. Budget in line for YTD per report from April.

### **- Attorney report**

- \* Final accounts records still in review- pending further review due to previous accounting firm issues

### **- New Business**

- \* Election of Board of Trustees is scheduled @ CLF Community Pool May 19, 2018
- \* Pool kickoff is scheduled May 20, 2018. Volunteers and donations are needed.
- \* The CLFCA annual meeting is currently scheduled for May 22, 2018 @ 7:00 p.m. @ TLV City Hall. ADDENDUM: May Annual Meeting location changed to Scout Hut.

- \* Still pending: Concern with the safety of young bikers in the community and recommendation in contacting the principal @ Robinson Elementary and the local police departments to see if a bike safety class can be given to teach proper cycling / signaling etiquette. If not, perhaps the local police department will hold a community based instruction course at Baronridge Park or the Scout Hut.
- **Meeting Adjourned @ 9:00 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- auto close gates
- \* additional goal at basketball court and possible resurfacing vs painting concrete on basketball court.
- \* resurfacing / repair of parking lots at the swimming pool