

August 25, 2015 CLF Community Association Meeting Minutes

Attendees – Zach Emory, Alan Bates, James Blain and Patricia Grant

Approved the July meeting minutes.

Home Owner Comments:

Rusty Stewart

- Home Owners do not know much about how the community is run or that the park is private and what our budget is.
- Have a Clear Lake Forest 101 class so people can learn things about the neighborhood.
- Put something in the newsletter – pick a topic
- Consider putting signs in the park that it is a private park for Clear Lake Forest Residents only. Put something on the dock.
- Complaint that there was no life guard for lap swimming. Currently not in the contract to have a life guard that early in the morning.

Deed Restriction community review-

- Letters sent out monthly for 3 months
- 4th HOA sends a letter
- 5th month goes to the Attorney

Properties with deed restriction issues:

- 4210 Honey Oaks – it is going into foreclosure. It has been cleared out and no one is living there. Need to do some research on status of foreclosure. Need to have City Inspector take a look since the house is now abandoned
- 334 Forest Lake – Front faucet needs to be repaired
- 335 Forest Lake – roof is in need of repair in the back of the house.
- Letter received from Rob Evans – 4135 Crownwood neighbor complaint. Need to see if there are any deed restrictions that are being broken.

Pool Update

- Need to update the GCA Contract and get it signed. Current contract does not include the lap swimming hours.
- If we do “Swim at your Own Risk” we need:
 - Lap swim pool lights on timers
 - Swim at your own risk signs and no swimming alone.
 - Swimmers must sign a release form

- Need to determine if April followed up with Christa on Life Guard behavior
- Need to clean out pump house area. It is overgrown with weeds. Alan will use Round Up to see if it can be killed off. If not, need to see if Green Earth will take care of it.
- Michael Thomas is willing to help James with the Pool. Tricia will be the Board Contact for Christa at GCA.

Parks and Entryways

- Willow Hill Entry – Alan and Zach will walk it to understand what needs to be done.
- Tennis courts – need attention. The high school kids would like to have the courts available at night so we need to get them working. Zach will start looking at what it will take to get them repaired taking over from Alan on it. Need to look at pole and concrete base replacement.
- Do we need to clean or replace Scout Hut carpet? Will consider replacing with something more durable than carpet.

Architectural

- Have a request for a pool that is in the works
- Have a request for solar panels
 - Need to check with insurance company to see if they will still cover the house
 - We want to speak to the homeowners not the contractor

Website

- Only about 100 are registered on the website
- Perhaps look at doing a drawing for registering for the website.

Treasurer's report skipped since April was not here. Will do a capital budget review at the next meeting.

Still need to go to the bank and get Zach signing authority.

Attorney's Report

Michael Thomas – Board approved a payment plan for 4 months (\$134.69/month). Will send to attorney to get it set up. No more fees should be charged at this point. He will mail it as soon as he gets confirmation from the attorney.

The Board approved the letter that will be sent out to home owners explaining the changes in the maintenance fees on the properties that have the HLP fee strip track.

