

July 25, 2017 CLFCA Meeting Minutes

- Meeting called to order @ 7:12 p.m.

- **Board Attendees**

- * Alison Martin
- * April Stoffle

- **Resident Attendees**

- * JoAnne Palladini
- * Chris Keeling (Board volunteer pending appointment)

- **Motion by April Stoffle for approval of minutes from June 27, 2017 meeting noted, seconded by Alison Martin and approved.**

- **Welcoming of Board members and residents in attendance.**

- **Public Comments and Concerns**

- * JoAnne Palladini has some concerns regarding deed restrictions and management of some issues by HOA deed restrictions vs. TLV ordinances. Concerns were expressed regarding health hazards related to overgrown grass and some neighbors reporting of seeing rats running from one back yard in particular on Forest Lake Drive.

- **Pool Report**

- * Chris Wojtowicz (Board volunteer pending appointment) has been working diligently and has sent a report noting the pool fence and gate repair is in motion as required by a recent county inspection.
- * Lifeguard rolldown window is has been repaired and is working properly. The lifeguards are especially appreciative.
- * Texture flooring bid has been approved. Motion presented by April to hold texturing of floors until after swim season. Motion seconded by Alison to texture floors in the off season (will try for October 2017)and approved by Board.
Only remaining large items that could scratch new floors are refrigerators; will proceed with removal large items at later time. Another small dorm size refrigerator has been noted in the front room to be discarded also.
- * Chris W. was advised by GCA that the pool pump for the large pool is going out and is in need of replacement. Bid for \$2420.97 has been received from GCA. April and Alison agree that this is a large purchase and may require further information prior to approving bid for pump replacement. Pool pump replacement to be reviewed and readdressed at a later date.

- **Parks and Entryway Report**

- * Chris Keeling has received bids on replacing faulty and leaking hot water heater in the Scout Hut. The Scout Hut is currently without hot water. The Board will purchase the hot water heater to be installed by Hubert's Plumbing.
- * Dock boards are loose, Chris reports he will secure the loose boards with nails until

Bids for repair can be addressed.

- * New park signage and 2 new signs- pending.
- * Chris will check to be sure Scout Hut exit signs are in working order and reinstall if possible. He states he will also check on the window maintenance.

- Deed Restrictions

- * Deed violation notices have to be sent out to several homes regarding mildew / mold as previously reported at last month's meeting. The previous complaints of boats in driveways, recreational vehicles and matters of standing water in watercraft have been referred to the Lakeview PD ordinance officer as they fall within the jurisdiction of TLV and the city ordinances and some are likely health hazards as well.
- * Alison and Hank Ramm are still working on most effective way to update deed restrictions with best interests of all CLF residents in every section being considered.

- Architectural report

- * No new requests at this time have been received.

- Treasurer Report

- * Monthly reports reviewed. Recent assessment fees are being received and processed. Will address issues of late fees beginning 1st week of August.

- Attorney report

- * No new reports at this time.

- New Business

- * Newsletters regarding redo of Annual Meeting and Board of Trustees are going out
- CLFCA website will be updated with current information and call for candidacy notice.
- Annual meeting and election to be held August 22, 2017 @ 7:00 p.m @ TLV City Hall.

- Meeting adjourned @ 8:42 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
- * 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

