

May 23, 2017 CLFCA Meeting Minutes

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

- Board Attendees

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

- Resident Attendees

* Alan Brumbaugh * Joanne Palladini * Liz Brumbaugh
* Chris Wojtowicz * Mike Martin * Elizabeth Wojtowicz
* Chris Keeling * Rusty Stewart * Diane Humes
* Louise Toole * Fred Toole * T.C. Culpepper
* Caleb Howard * Lindsay Sleeper * Carolyn Waidhofer
* Loraine Eggers * Fred Kunzinger * Marsha Staley
* Linda Pearson * Patricia Grant * Carol Scott
* Debbie Smith * Scott Smith * Janine Visentin
* Tom Savage

- Motion by April Stoffle for approval of minutes from April 25, 2017 meeting noted, seconded by James Blain and unanimously approved by Board.

- Welcoming of Board members and residents in attendance.

- Public Comments and Concerns

* Chief of Lakeview Police, Tom Savage was present to address recent concerns from CLF residents regarding recent car break ins, speeding, vehicle thefts, neighborhood monitoring and overall safety concerns. Chief Savage reports that on average each home is patrolled 2 times within an 8 hour period. He also brought with him crime reports and speeding statistics recorded over the last few months. Statistics show our neighborhood is not in the middle of a crime wave as noted on the NextDoor app. We have had one truck stolen from the neighborhood and followed up on. The other one that was discussed online was never officially reported to the police department. Chief Savage states this is not uncommon as often vehicles are loaned to family or friends by someone in the household and another member of the family is not aware and thinks the vehicle has been stolen, only to find out otherwise. Chief Savage reminds everyone to lock their vehicles at night, remember to remove valuables and that outside lighting does deter crime. He states that if you see

anything you feel is suspicious that the phone number to the Lakeview Police Department is 281-326-5900 or 911 in the event of an emergency. The website for the police department is www.lakeviewpolice.com Chief Savage can be emailed directly @ chiefsavage@lakeviewpolice.com & crime reports / statistics can be reviewed through P2C.websterpd.com

In regards to the reports of speeding through the neighborhood, especially on those streets being used as a cut through by Kirby traffic, a traffic speed monitoring box was placed at Willow Hill. For the 1st week the box appeared to be off, but was actually monitoring activity, then additional info was collected once the speed display lights were turned on. The boxes are sensitive and are set off by motion up to 1 mile away and register the highest speed collected by vehicle. Information from the box on Willow Hill showed that less than 2% of all vehicles went above 30 mph. Chief Savage does report that due to increasing concern regarding 146 construction in the future that a permanent speed box will likely be placed on Willow Hill as a deterrent. As far as speeding and traffic on Kirby, a recent study was just performed and at this time a signal / red light is not justified by the county.

Questions were posed to Chief Savage by the residents regarding Baronridge Park, parking of boats, trailers and recreational vehicles in driveways in the neighborhood, and junked vehicles. Chief Savage reports Baronridge Park is officially Pasadena territory, but Lakeview will also go if needed for emergency. He recommended placing no trespassing signs at the park indicating it is a private park and restricted to CLF residents and their guests use only. Ideas including chaining the entrance were discussed, but decided against at present due to management of keys and safety, i.e. parents having to leave their cars on the street with children in them to unlock and relock chain. Chaining area at night only was discussed, however decided against as someone would ultimately have to be responsible to going there every night and every day to lock and unlock. As far as parking of vehicles in driveways, park of the neighborhood is zoned Pasadena and some Lakeview, he is uncertain of Pasadena's ordinances regarding boats, trailers and junked vehicles, but reports parking of vehicles on streets is also different in the Pasadena section. He recommends to residents that they check their section and if CLF deed restrictions / bylaws for their section do not fully address an issue of parking of boats, trailers, or if the CLFCA has issued citations that the residents do not respond to that a complaint be called into the police department for follow-up. He states there are ordinances in TLV regarding distance between curb and location of parked boats / trailers and that even if the homeowner's driveway is not long enough to allow for that distance that it is still not allowed.

Chief Savage requests that further questions be forwarded to him or the Lakeview PD ordinance officer directly. All email addresses can be found on the Lakeview Police

website mentioned previously.

- * Residents had comments and concerns regarding extended community pool hours. This became a heated conversation with some residents wanting the pool to become swim at your own risks while others debated heavily the risks of drowning, nuisance after hours and vandalism, especially concerning for those neighbors who live directly around the pool.
- * It was requested that "Adopt A Free Space" for median care and landscaping and possibly starting a Community Garden be considered. Also, the CLF Women's Club would like to restart the Yard of the Month awards.
- * Placing of security cameras at the CLF entrances was discussed as a possible option to deter people who may be up to criminal activity from entering, as well as video surveillance signage.
- * Questions were voiced about the metal fencing being changed or updated at the back entrance to the neighborhood and also about updating entryways with new landscaping and lighting.
- * Reminder from the Women's Club that the Annual Pool Kick off party is upon us and volunteers and donations are needed. Funds collected go towards community projects and the CLF FINS community swim team.

- Pool Report

- * Pool pumps replaced, pipes repaired and water fountain due to be replaced. New chairs are in (12 long and 10 short). Broken chairs need to be discarded. Alison will contact Ameriwaste regarding pick up.
- * Bids were received from Craig Steil and RC Home Services for refurbishing of floors at pool house. Best options and costs vs. longevity were discussed. Motion by April to accept bid from RC Home Services for \$2760 and seconded by James and approved unanimously by the board.
- * Roll down door at Lifeguard station needs repair. Alan will talk to RC Home Services to evaluate and repair.
- * Pool Swim at your own risk was readdressed and issues including insurance needs loss controls put in place, electronic gates, lights on timers, signage, security cameras, established hours, liability waivers and proper ID. Will also need to check to make sure emergency phone at pool is fully operational and lights in pool are working. Pool fencing is also in decline and needs to be addressed.
 - A vote was put to the residents in attendance regarding swim at your own risk and with a show of hands was overwhelmingly against the swim at your own risk option for extended hour pool operation (only 3 residents in attendance in favor of the idea, all other raised hands were in opposition).

- It was determined that at this time the current pool operation would remain, but should a petition of over 50% or registered homeowners (1 vote per homeowner / household) show interest in swim at your own risk and presented to the CLFCA Board, that the issue would be readdressed at that time.

- Parks and Entryway Report

- * Exit lights still need to be reinstalled on Scout Hut; also windows need repair.
- * Dock boards are loose. Bait being cut directly on dock and left there.
Use of dock by non-residents. Motion by Alison and seconded by April to purchase and install 2 new large no trespassing, for use of CLF residents and their guest only signs at the park entrance and at the dock. Motion approved unanimously by the Board.
- * Playground maintenance was discussed. Jeanine Visentin with Women's Club will submit at proposal to replace/ update some park / playground equipment.
- * Willow Hill Entrance update: North wall lights are working, south wall should be turned on within next few days. Landscape committee needs to be formed to update landscaping. Linda Pearson can make plant recommendations, Carolyn Waidhofer has also agreed to help and Caleb Howard states he will help in removing old landscaping. Water sprinkler systems will need to be checked and repaired prior to planting.
- * Residents were advised that the metal CLF fence in the back section of the neighborhood was put in by the original homeowner and does not belong to the community.

- Deed Restrictions

- * 1115 Woodbank: Chief Savage has advised that the junk vehicle at this address is being addressed. Citations recorded and city hall has to set court dates.
- * Hank Ramm and Alison met to standardize / update deed restrictions for uniformity throughout our community. Additional volunteer assistance was requested.
- * Magnolia Tree restricting view at corner of Manorfield / Honey Oaks and Baronridge has been addressed and trimmed by homeowner.
- * A contact email has been established for resident deed restriction concerns / complaints: clfcadeeds@yahoo.com It needs to be added to the CLFCA website.
- * Complaints not in jurisdiction of CLFCA deed restrictions should be referred directly Lakeview Police Department.

- Architectural report

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

- Treasurer Report

- * Reports were handed out to residents. Current balances, aging report shows \$49,000 in past dues uncollected, verifying accounts with current dues statements from new accountants and will plan to move forward into collections as soon as August 1, 2017.
- * CLFCA Income Statement 2016-2017 Budget vs. Actual reviewed with residents by treasurer, April Stoffle.

Cash and Cash Equivalents:	Cash	\$3,521. 49
	Money Market	\$39,114.55
	CDs	\$171, 199.09
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	Total	\$ 213, 835.13

Loss of \$21,972 secondary to uncollected / unpaid dues

- * need to check on invoices to Home Depot to see if received and paid

- Attorney report

- * Barsalou and Associates have submitted list of delinquent accounts, approximately 15 accounts are over 2 years due and need final demand letters. Will wait until this year's statements go out then begin collections as soon as August 1, 2017.
- * Late fees and attorney fees can be foreclosed upon as per new attorney findings, written in bylaws and updated after Deed Restriction language was written.

- New Business

- * Next CLFCA meeting will be held @ Scout Hut in Baronridge Park on June 27, 2017.
- * CLFCA Board Resignation notices have been received from Zach Elgart and James Blain.
New Trustees Chris Wojtowicz and Christopher Keeling have been voted in by Board
- * NextDoor app is neighborhood social site, but official CLFCA information will be located on the CLFCA website.
- * Need to add Alison access to CLFCA website

- Meeting adjourned @ 9:17 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
- * repair fencing at pool