

CLEAR LAKE FOREST COMMUNITY ASSOCIATION
Minutes from board of trustees meeting of April 26, 2005

Present were President Alan Koelemay, Vice President Rusty Stewart, Treasurer Diane Humes, Secretary John DeLapp and trustee Mary Bass.

Koelemay called the meeting to order at 7:04 p.m.

Humes made a motion to accept the minutes from the March meeting and Stewart seconded. The motion passed 5-0.

COMMUNITY INPUT

There was no community to give input.

AGENDA ITEMS

1. Discussion with attorney

Trisha Taylor of Daughtry & Scott - the law firm the association has retained for legal services - gave the attorney's annual presentation. She went over procedures and gave some suggestions on how to streamline some practices. She also gave advice on some outstanding cases.

2. Scout Hut/Pool Security Lights

Overhead lighting at the pool clubhouse and security lights at the pool and Scout Hut were discussed.

Humes was going to get more information on costs.

During the course of this discussion, since electricity was involved, DeLapp was asked about the ongoing saga of the Lake Grove entrance.

He told of contacting another contractor to study the problem. This electrician wanted to run new wires on the street side of the fence that faces Kirby Road. DeLapp told the contractor to check with the city on the upcoming renovations that will happen in that area.

Later, he received a telephone call from Taylor Lake Village mayor Natalie O'Neill who advised him that any work in the Kirby/Lake Grove/Longledge area should wait until the county and city start working on drainage and road improvements in that area. That way, any excavation costs would be minimized and the chance of having to re-do work that may be damaged by the construction would be reduced.

The board then returned to its regular illuminating discussion.

3. Park pier benches

Replacement of the benches that were pilfered from the park pier was discussed.

Humes said that her son needs an Eagle Scout project and Stewart said it would be a Jim Dandy of a scout project.

4. Five-year plan update

Appointing a new committee to devise a five-year plan was discussed. No action was taken.

5. Deed restriction committee

Establishing a committee to handle deed restrictions was discussed. Stewart mentioned the notion of hiring an outside person - not a management association - to handle deed restrictions. Humes said we should find out what our residents want.

Koelemay said that we need to think about possible expenditures like this before we establish next year's budget.

6. Annual meeting preparation

Koelemay sought input for the annual meeting, stating that often it contains an overview of accomplishments of the past year.

TREASURER'S REPORT

Humes said the accountants have suggested the board come into their offices on May 21 to prepare the homeowners' dues bill statements for mailing.

She also said the association has been receiving transfer fee funds in a timely fashion and the city of Pasadena may be sending grant money soon.

TRUSTEE REPORTS

Parks and Entryways

DeLapp's report on the Lake Grove entrance was covered earlier.

Pool

Koelemay reported that there was a \$5500 bid for repairing the fence at the pool.

Stewart suggested replacing the fence be included in the aforementioned five-year plan.

Deed restrictions

The board discussed possible action against the Bludau's (823 Forest Lake) for an unapproved batting cage.

Authorization was given for Bass to send the case to the attorneys for a demand letter, but only if a nearby homeowner agreed to testify at a trial.

Stewart made a motion to adjourn. Koelemay seconded and the vote passed, 5-0.

Koelemay then adjourned the meeting.