

# March 28, 2017 CLFCA Monthly Meeting Minutes

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- Meeting called to order @ 7:10 p.m.

- Board Attendees

\* Alan Bates                      \* Zach Elgart                      \* Alison Martin                      \* James Blain

- Resident Attendees

\* Ken Booth                      \* Steven Boriack

- Motion by Alison Martin for approval of minutes from February 28, 2017 meeting noted, seconded by Alan Bates and unanimously approved by Board.

- Welcoming of Board members and residents in attendance.

- Public Comments and Concerns

\* Ken Booth voiced request for resurfacing the tennis courts and having locks replaced to protect the courts from misuse. Ken also suggested consideration for a fenced dog park area created in Baronridge park and possibly some benches so that the park has increased usage options for families with children and pets. He suggested using the dog park located in Nassau Bay Park as a reference point.

- Pool Report

\* Joey from Gulf Coast Aquatics was present to discuss multiple repairs needed at the CLF community pool. Joey reports 2 pool pumps are out, there is a broken water pipe in the grassy area between the picnic table pavilion and large pool, as well as a broken pipe within the walls of the pool house between the bathrooms, and a leak at the water main (on CLF side). He reports the water to the area is currently shut off pending repairs. There is also still a leak in the piping from the water fountain. Joey proposed options of repair vs. replacement of pumps and fully discussed pros and cons of both. After review of information and bids, and a motion by Zach Elgart seconded by James Blain, the Board passed for bid / estimate # 752 for full replacement of necessary equipment. Additionally discussed was partially covering the new pumps to help protect them from the elements in an attempt to extend equipment life. Alan Bates will contact Pasadena Plumbers regarding the necessary plumbing repairs; GAC will move forward on pool issues noted.

\* Refurbishing of concrete floors of pool house and bathrooms was discussed. Alan reports he contacted Custom Concrete Creations (281-468-9971) regarding quote

for decking / epoxy coating. He states he has yet to be contacted back with the actual quote, and is not certain whether the area has been assessed yet by a Custom Concrete Creations representative. Alan states he will follow up on this after current plumbing issues at the pool have been addressed / resolved.

- \* Roll down door at Lifeguard station needs repair.
- \* In combination with further research reported at Feb. 2017 CLFCA meeting, resident opposition to the concept noted at previous CLFCA meetings, and a letter from GCA firmly against the idea, it has been determined that obtaining electronic gates and extending pool usage hours is currently not a feasible option secondary to cost effectiveness, resident safety and liability issues. Therefore, pool operation will remain as it is.

#### - Parks and Entryway Report

- \* Zach reports he has been able to remove some of the remaining backstops from the park (for resident safety). He reports it is a tedious process, but he will continue the task as time allows.
- \* Exit lights still need to be reinstalled & the options regarding the lighting beneath Scout Hut were readdressed.
- \* New idea for dog park to be constructed in Baronridge will be considered, as well as updating tennis court surface for multipurpose / multisport usage such as volleyball, basketball, badminton, and basketball making it more functional.
- \* Resanding of play areas was reviewed, as well as playground maintenance. Alison reports she asked a couple Scout parents if any scouts would be interested in playground projects, but no volunteers have stepped forward.
- \* Alan reports he will be scheduling maintenance for the A/C units in the Scout Hut.
- \* Willow Hill Entrance update: will likely need both new bulbs, as well as new fixtures. Alan reports he has not heard back from Rafael at RC Home services, who offered at a previous CLFCA meeting to check the fixtures and repair /paint the entrance wall at Willow Hill.
- \* Visualization around trees and shrubs in medians was readdressed. No noted obstructions were noted in medians. It was discussed that the shrubs at the entrance of Willow Hill may be mildly obstructing the view when exiting onto Kirby and will be monitored further and possibly trimmed back.
- \* Alison reports that she was contacted by CLF resident Sarah Milford stating the local little league baseball team her children (plus others from the community) play for do not have a field to practice on, and requests the use of the field at Baronridge Park a couple times per week if not previously reserved. Alan and the Board are all in

agreement that the field is available to the team for practice unless otherwise reserved for a community or private function. Alison will advise Ms. Milford

#### - Deed Restrictions

- \* 1115 Woodbank: no further updates have been received from Lakeview PD or the Ordinance Officer regarding the junk vehicle at this property. However, the vehicle is still noted in the driveway in plain sight, and remains inoperable, with hood and tires off, and propped up on jacks and wooden blocks. It has been over 2 months since notice was sent and vehicle was reported as “red tagged” by Lakeview. Alan states he will place an additional call to Lakeview for follow-up.
- \* Still no additional resident volunteers have stepped up to assist with monitoring Deed restriction violations
- \* 4242 Honey Oaks: Catamaran and trailer in driveway are within set back guidelines; Grass and weeds have been maintained. Definition of “Long Term Parking” is not definitive as set by CLF deed restrictions, but is a TLV ordinance issue instead. Concerned resident with original complaint was advised.
- \* A resident complaint was received today regarding an unkempt property located on Lake Forest near the pool. Mike with deed restrictions will follow up. The resident also reported concerns throughout the neighborhood regarding homes “not up to reasonable standards,” but the complaints were not specific and no addresses were provided. Resident was advised to provide further information for investigation of complaints. Resident was also asked to volunteer to assist with reporting and monitoring of deed restrictions, but response regarding this request has not been received.
- \* A contact email has been established for resident deed restriction concerns / complaints: [clfcadeeds@yahoo.com](mailto:clfcadeeds@yahoo.com) It will need to be added to the CLFCA website.

#### - Architectural report

- \* Steven Boriack presented plans for exterior updates to his home and driveway on Baronridge. Plans were reviewed and discussed, approved by the Board and signed off on by Alan Bates.

#### - Treasurer Report

- \* New reports have been received from Kathleen and are being reviewed. Discrepancies in reports appear to be decreasing as accounting information is updated. Kathleen still has tax information to complete and files to update prior to new accountants taking on the full responsibility of CLFCA account.

- \* Will need to get with April to discuss expectations from Canady & Canady on how reports will be noted, i.e. verification of funds in and out, cash flow reporting.

- Attorney report

- \* Barsalou and Associates have submitted list of delinquent accounts, but still needs to obtain current delinquent reports from accountant to update. The need to confirm debts and final demand letter and then move forward on collection process was motioned by Zach, seconded by James and approved by Board.

- New Business

- \* Next CLFCA meeting scheduled 04-25-17 @ 7:00 p.m @ The Scout Hut

- Meeting adjourned @ 9:13 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
- \* entrance wall repair @ Willow Hill
- \* pool pump replacement
- \* 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
- \* plumbing repairs at pool and repairs as necessary to pool house due to leak in wall between bathrooms