

## November 7, 2017 Meeting Minutes

(RESCHEDULE OF OCTOBER 24, 2017 THAT WAS CANCELED DUE TO ISSUES WITH LIGHTING AT SCOUT HUT)

- Meeting called to order @ 7:00 p.m.

- Board Attendees

\* Alan Bates     \* Alison Martin

- Resident Attendees

\* Renea Atkinson     \* David Sessums     \* Marge Laney     \* Lauri Holland

\* Mike Martin

- Minutes of September 26, 2017 reviewed

- Welcoming of Board members and residents in attendance.

- Public Comments and Concerns

\* Renea Atkinson is here on behalf of the Scouts. She reports the A/C at Scout Hut is not functioning correctly, there is no longer a lock on the downstairs fencing around unit. Also requesting a light near the water fountain.

There are changes in the Boy Scouts Nationwide with addition of girls to the program. The CLF Charter / CLFCA will need to make a decision on inclusion of girls in our charter. If accepted there will also have to be an increase in volunteerism and an additional leader may be needed. Charter paperwork and trustee sponsor information also needs to be completed and turned in. Alison took paperwork and will bring it to Chris K. for completion.

The luminaries will be for sale again at the pool this year. Placement of sand at the park was discussed. Alan states we can add note on CLFCA website regarding sale of luminaries. The Scouts will put up signs in the neighborhood and will be at the pool on weekends in December selling them. This is the Scouts major fundraiser for the year. Renea is having trouble updating the website for the Scouts. She states it is WordPress and she cannot figure it out and is asking for assistance. Board suggested referring to Chris W. for possible assistance since he is computer savvy.

The boy scouts cleaned up around the Hut area after flooding.

Scouts will take on Space Troop Theme: Rockets

\* Marge Laney had questions regarding posting and audits of financials. She was given a copy of current financials for review and Alan states Board is currently looking into finding an independent auditor.

\* David Sessums brought in plans to expand his garage / parking by 15 feet and is also considering solar panels. Alan will sign off on plans for David to present to TLV for updates.

-Pool Report

\* Pool fencing is complete except for area of wooden gates from parking lot. Still need to readdress that area.

\* Texture flooring bid has been approved, now that season has ended will need to get in touch with contractor to have work performed.

\* Still need pool repairs, pumps. Chris W. is working on bids.

\* Need to check pool house closet to see what has been placed within it. Alison will take a look.

- \* Pool party was overwhelming success.

#### **- Parks and Entryway Report**

- \* Broken wood on play set at park, need to get quotes for improvements
- \* New park signage/ wording reviewed and 2 new signs- pending.
- \* Willow Hill lights working, some yellowed on one side, will need to update both sides. Need to get new bids.

#### **- Deed Restrictions**

- \* 4219 Elderwood has been abandoned and grass is overgrown. Notice sent.
- \* Report received that house on Meadowbank has unkempt pool
- \* Mike reports there is no stop sign at the corner of Appleford and Honey Oaks.
- \* Update process of deed restrictions is still a work in progress. Hank and Alison are trying to determine best way to address wording to clarify guidelines.

#### **- Architectural report**

- \* David Sessums garage plans to be signed off on by Alan.

#### **- Treasurer Report**

- \* Reports sent from April were reviewed and briefly discussed.
- \* Tax exempt status discussed.
- \* Discussions regarding audits of CLF accounts addressed. Will look into finding auditor

#### **- Attorney report**

- \* Past due accounts and review of collection status report from attorneys

#### **- New Business**

- \* Voting on agenda items postponed to next meeting due to lack of Quorum.
- \* November and December 2017 CLFCA meetings will be combined with date still to be determined. Will update community as information is available.

#### **- Meeting adjourned @ 8:55 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
- \* resealing and maintenance to playground at Baronridge Park

\* repair / replacement of dock boards