

Clear Lake Forest Community Association
Minutes of the Board of Trustees Meeting
March , 2012

Present: Diane Humes
Linda Pearson
Nancy Garman
Steve Kiefer
Alan Bates

Residents in attendance:
Rusty Stewart
Hank Ramm

The meeting was called to order at 7:10 PM. The minutes of the February meeting were unanimously approved.

Architectural Committee

Hank Ramm voiced concerns that the Architectural Committee is being sidestepped by homeowners making additions to their homes and/or property. These include driveway widening and installation of temporary structures that become permanent. These additions become evident during routine deed restriction inspections. It was agreed that the Deed Restriction Committee would refer these issues to the Architectural Committee for handling as they are observed. This would include the addition of driveways as part of architectural committee responsibilities, i.e., location on the property.

Deed Restriction Committee

It was reported by Nancy Garman that two major chronic violators have remediated their long-standing violations and improved their property. It was also reported by Nancy Garman that the response from the neighborhood has been positive regarding deed restriction enforcement. Much improvement has been evidenced, from replacement of siding and driveways to mold remediation.

Copies of Deed Restrictions specific to each Section in Clear Lake Forest as well as Section maps have been made available to CLF homeowners at the Taylor Lake Village City Hall by Hank Ramm.

Parks and Entryways

- The Spring Spruce-Up held March 24, 2012. Although not well attended, the following improvements were made:
 - ✓ Volunteers from The Galveston Bay Foundation planted along the Baronridge waterfront
 - ✓ Hanging baskets were provided for the pool
 - ✓ Overgrown shrubbery was removed from the Scout Hut
 - ✓ Vines were removed from the fencing on Forest Lake
 - ✓ Trash was removed from Forest Lake
 - ✓ Dead tree limb was removed from Forest Lake
 - ✓ Shrubby at the entrance was weeded and mulched
 - ✓ Ant hills were treated at the Forest Lake entrance
 - ✓ Pump room at the pool was weeded
- Discussion was held on how to improve turnout of volunteers. Hank Ramm suggested considering an "adoption program" for particular areas needing improvement and/or soliciting small donations from homeowners. Diane Humes suggested a need for better communication.
- The turnout for the Spring Potluck sponsored by The Women's Club was less than expected. Lack of advance advertising was cited as the problem. Notices were sent out two days prior to the event.
- Rusty Stewart suggested focusing on family events since they have been well attended in the past.

- Linda Pearson reported that the ceiling has been repaired in the girls room. The ceiling was replaced due to a faulty flue, causing water damage.
- A faulty toilet and sink leaking in the Scout Hut has been repaired. Probable cause cited was the recent leveling of the Scout Hut.
- Diane Humes reported that the light in the lap pool will be replaced.
- Steve Kiefer reported that the deadbolts were replaced on the Scout Hut and extra keys would be made. The leveling of the Scout Hut was again cited as probable cause for the lock issues recently experienced. Steve adjusted the doors to make sure they opened correctly.
- Rusty Stewart commented that the bulletin boards were in poor condition and the cork was coming off. It was agreed that the Forest Lake bulletin board be removed. The bulletin board at Lake Grove is also in poor condition.
- Diane Humes, working with an electrician, deemed that the power was inoperable to the tennis courts. It was determined that the wiring to lights was damaged during Scout Hut repairs. The electrician was given approval to make repairs.
- Centerpoint Energy continues to charge for power although the security light poles were removed. This is being followed-up by Diane Humes. Centerpoint will be asked to either reinstall the security lights or remove charges from the bill. These security lights are maintained by Centerpoint Energy for a monthly fee.
- The Nasa 1 irrigation system was inspected by Diane Humes accompanied by an electrician. It was determined that the electrical pole was removed during street repairs and not replaced. At this time, there are no plans to pursue remediation.

Treasurer's Report

- Treasurer's report was presented and approved.
- 11 homeowners have paid their past due assessment fees. Linda Pearson provided a list of those homeowners who are still in arrears. A vote for pursuing legal action was unanimous.

General

- Alan Bates requested pictures of the community for the website. The topic of whether or not to have the site directory public or sign-in was discussed. It is expected that the website will go live by the middle of April. Sponsorship pages were discussed as a means to defray costs. Alan Bates will obtain estimates for signage to promote the new website when it goes live.
- May CLFCA assessment fee notices will also include Maintenance Guidelines and website notice.
- Elections will be held May 12 to correspond with the TLV elections. Intentions to run can be made to Nancy Garman prior to April 12, 2012.

Meeting was adjourned at 9:45 PM.

Follow-Up

- Contractor bids for additional work
 - ✓ Fencing estimates for Forest Lake, including alternate designs and materials
 - ✓ Irrigation repair
 - ✓ Bulletin boards
 - ✓ Gate repairs at pool
 - ✓ Fencing under Scout Hut
- Contact CLWA re 7 water meters
- Discussion of by-law changes re meeting attendance
- Status of website

