

# June 27, 2017 CLFCA Meeting Minutes

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- Meeting called to order @ 7:00 p.m.
- Board Attendees
  - \* Alan Bates
  - \* April Stoffle
  - \* Alison Martin
- Resident Attendees
  - \* Cheryl Grounds
  - \* Chris Wojtowicz (pending Board appointment)
- Motion by April Stoffle for approval of minutes from April 25, 2017 meeting noted, seconded by Alison Martin and unanimously approved by Board.
- Welcoming of Board members and residents in attendance.
- Public Comments and Concerns
  - \* Cheryl states she received CLF assessments and the amount and easement included are incorrect. She would like it reviewed and to receive an amended bill. April will speak with the accountants and have the bill amended and reissued.
- Pool Report
  - \* Chris Wojtowicz reports pool repair is needed following county inspection that fence repair and self closing mechanism for the gate closest to the baby pool. The county has presented a deadline. Bids will be presented for repairs.
  - \* Alison reports the emergency phone in the lifeguard room is working.
  - \* Lifeguard rolldown window repair is in the works.
  - \* Texture flooring bid has been approved. Chairs and Coke machine have been removed. Only remaining large items that could scratch new floors are refrigerators. If unable to have removed at this time, will proceed with floor improvements and remove large items at later time.
- Parks and Entryway Report
  - \* Exit lights still need to be reinstalled on Scout Hut; also windows need repair.
  - \* Dock boards are loose.
  - \* New park signage wording discussed and 2 new signs will be ordered for the park.

- Deed Restrictions

- \* 1115 Woodbank: junk vehicle has been removed.
- \* Complaints received regarding mildew / mold on some houses, cracked driveways, boats in driveways, and recreational vehicles in back yards holding water. Matters of health have been referred to the Lakeview PD ordinance officer per the resident with follow up per Mike.  
Alan states he will speak with a concrete company and see if perhaps our CLF can receive a discounted rate if several residents are interested in driveway replacement, as our neighborhood is aging.
- \* Alison and Hank are working on most effective way to update deed restrictions with best interests of all CLF residents in every section.

- Architectural report

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

- Treasurer Report

- \* Monthly reports were reviewed. Alicia Dowell is a new resident to CLF and received a bill for assessments including those remaining from previous resident according to the accounting firm. Her title company is checking to see if previous owners paid.

- Attorney report

- \* Will move forward on past due accounts once new assessments / fees are reviewed.

- New Business

- \* The Annual Meeting and Election of Trustees will need to be redone. Due to an error in the announcement process, the notice only went out online and on CLF bulletin boards at Baronridge Park and the Pool, and not individually, therefore some residents of CLF were unaware of the annual meeting and election / call for candidates. New notices will go out by mail with tentative new date for August 2017.
- \* Alan will check with mailing house for updated addresses and will also see if firm has names and addresses to cross reference. Will get newsletter announcements out as soon as possible.

- Meeting adjourned @ 9:32 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