

May 22, 2018 Annual Meeting Minutes

- Meeting called to order @ 7:04 p.m.

- Board Attendees

* Alan Bates * Alison Martin * April Stoffle * Chris Keeling *Chris Wojtowicz

- Resident Attendees

* Fred Kunzinger * Joanne Palladini * Gary Bradley * Scott Smith
* Jeannie Kurzinger * Debbie Smith * Mike Robertson * Stephenie Bradley
* Al Holland * Lauri Holland * Elena Bryant * Irma Sessums
* Caleb Howard * Eileen Briggs * Linda Pearson * Stephen Boriack
* Kathy Marullo * Edwin Marullo

* Guest attendee: Alex Karjeker, candidate for House, district 129

- Minutes of April 24, 2018 meeting reviewed, motion to approve by Chris W, seconded by Chris K. and approved unanimously by the Board.

- Welcoming of Board members and residents in attendance.

- Public Comments and Concerns

- * Questions regarding sidewalks in the neighborhood and concerns of increased speed of vehicles driving through the neighborhood discussed, especially on main entrance from NASA Rd. Speed limit incoming changes from 30 to 20 mph, but speed limit sign is difficult to see. Speeding on Kirby needs to be referred to Pasadena and TLV Councils by residents to increase communication and request an increase in police presence. Sidewalks are present only in specific sections of CLF and homeowners are responsible for their upkeep if on their property.
- * Alex Karjeker is a candidate running for political office in our district. He was present to introduce himself. It was noted that The CLFCA Board does not endorse any candidates for political office, but advises that all candidates are invited to come and introduce themselves to the neighborhood if they request to do so.
- * Concern for campers / motor homes in community was re-addressed. Both homes on Forest Lake were discussed and are being handled. It was again noted that some new homeowners have been misinformed by their realtors regarding some of the CLFCA guidelines for our neighborhood, however the Board notes that it is ultimately the homebuyers responsibility to check on neighborhood bylaws and deed restrictions.
- * Questions on driveways & concrete companies. Alison is working on this and will try and have more information available by the June meeting.
- * One resident states the lighting seems inadequate to play tennis. Alan will check.

- * Discussion for amendment for rental properties will need further review.
- * Addition of street lights and possibly security domes at entrances. Back entrance has no lighting at all. Concerns addressed especially for safety due to upcoming change in traffic patterns related to construction on 146.
- * Mike Robertson offered to pull variances from CLFCA section guidelines to assist in review and updating standards.
- * Pool usage, access and hours were discussed. Discussion of Swim at Your Own Risk was again discussed. With a show of hands of those in attendance, it was again confirmed that the majority of residents present are against Swim at Your Own Risk.
- * Concern was expressed regarding fence lines above the 6 foot standard in CLF. TLV ordinance is 8 foot. Some insurance carriers are now requiring 8 foot fences for homes with pools. This issue will need to be further researched.
- * Residents would like to discuss options for limiting access of Baronridge Park to non-residents and had questions regarding the Dock repair.

- Introduction of Candidates for Board of Trustee Elections

- * Debbie Smith withdrew her candidacy after announcing intent at the April meeting.
- * Alison Martin and Marge Laney will fill / maintain the open board positions, with appointments / re-appointment at the June meeting.

-Pool Report

Pool Update: May 22, 2018 from Chris W.

- Summary: Pool equipment is up and running and ready for the summer swim season
 - Lap Pool
 - One motor is LOUD – but still functional. Easy to replace when the time comes
 - 5 of 6 lights work, 1 light does not work. GCA has been notified.
 - Big Pool
 - Hand rails have been tightened to the best of GCA's ability
 - No lights work. GCA has been notified
 - Baby Pool
 - Leak has seal and should hold for a while. Maybe all season.
 - Grounds
 - Non slip flooring in place. Looks great!
 - Drinking fountain leak fixed
 - Pavilion faucet / deep end filler leak fixed
 - Bay Area Plumbing fixed both items, \$325 paid.
 - Quotes received for new Pool Rules signs.
 - Sign Quick: \$259.15 (5-7 year lifespan)
 - Fast Signs: \$359.60 (3-5 year lifespan)
 - Pool Rules – Board to review / submit asap. Proposed changes are in yellow and are up for discussion.

- The lifeguard has the ultimate authority
- The pool is for use by CLFCA Members, Residents and their guests
- Children under 10 years of age must be accompanied by a person 15 years or older
- CLFCA Members are responsible for the conduct of their children and guests
- Caretakers must be within an arm's reach of all non-swimmers at all times
- No running or horseplay allowed
- No diving in the shallow end
- No glass containers or alcoholic beverages allowed in pool
- No use of tobacco products or vaping inside the facility
- Lifeguard may prohibit hard toys, large rafts or large inflatables
- Only swim diapers allowed in pool
- Disregarding these rules may result in pool privileges suspension

- **Swim hours / Pool Access**

- Some residents have requested Open / Unsupervised pool access
- Increasing lifeguard hours would allow for increased swim hours / pool access
- GCA is offering increased times on Saturday and Sunday for the summer
 - Saturday: Current Noon-8pm. Proposed 10am – 8pm.
 - Sunday: Current 2pm-8pm. Proposed: Noon-8pm
 - Cost for these four extra weekend hours for the summer is \$ 2,880

Items discussed further at meeting:

- * Deck coating: work has been completed, looks good, and resident response at the pool has been positive.
- * Chris W. has obtained quotes for pool signs and sign wording was discussed. Will review with Board for any additional changes prior to ordering.
- * Amendment to pool hours discussed, as well as pricing. Board agrees and votes to extend pool hours to earlier start times on Saturday and Sunday. Exact times will be further discussed and prices reviewed with GCA for additional pricing on extra hour.
- * Debbie Smith as volunteered to work with Chris W. on a pool committee for pool access options, i.e card keys
- * Closet in pool house remains work in progress.

- Parks and Entryway Report

- * Broken wood on play set at park, need to get quotes for improvements.
- * Vandalism of signs in park / some signs torn down.
- * Roof concerns at Scout Hut, some possible areas of water leakage-insurance to review

- * Scout Hut now has electric power restored.
- * Need 3 quotes for tennis court resurfacing
- * Still need to contact Bay Area Trees to trim trees around the tennis court.
- * Dock repair still needs to be addressed. Dock bids and monetary assistance from Pasadena discussed. Submission requests due by June 15, 2018 for grant request.
- * Alan and Chris K. will look research floating dock options.

- Deed Restrictions

- * will consider adding driveway repair as requirement when homes are purchased in CLF due to multiple driveway repairs needed rediscussed.
- * Abandoned house at 4219 Elderwood is being addressed.
- * Will need to further discuss adding amendments to vote on regarding deed restrictions at changing percentage of votes required to amend.
- * Residents were advised to please forward possible deed restriction violations to clfcadeeds@yahoo.com or to board members, and to include addresses and not just vague reports so complaints can be adequately addressed.
- * need to research fence heights and new home owner insurance guidelines.
- * residents need to bring their trash cans out of street view after garbage collection

- Architectural report

- * no new reports

- Treasurer Report

- * Assets income and balances reviewed. Annual budget report from April.

- Attorney report

- * Final accounts /assessments in past due status to be discussed in closed session

- New Business

- * New assessment dues should be out within next couple months
- * Still pending: Concern with the safety of young bikers in the community and recommendation in contacting the principal @ Robinson Elementary and the local police departments to see if a bike safety class can be given to teach proper cycling / signaling etiquette. If not, perhaps the local police department will hold a community based instruction course at Baronridge Park or the Scout Hut.

- Meeting Adjourned @ 9:25 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, roof repair, new electrical box, address A/C & heat issues
- * 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; ? floating deck options
- * garbage cans at Baronridge Park
- * bird spikes on lights to keep nuisance creatures from causing further damage
- * fencing and gate repair and update to current requirements at the pool- auto close gates
- * additional goal at basketball court and possible resurfacing vs painting concrete on basketball court.
- * resurfacing / repair of parking lots at the swimming pool