

January 24, 2017 CLFCA Monthly Meeting Minutes

(NOVEMBER 2016 AND DECEMBER 2016 WERE CANCELED SECONDARY TO HOLIDAY SCHEDULING)

- Meeting called to order @ 7:05 p.m.

- Board Attendees

- * Alan Bates
- * April Stoffle
- * Alison Martin
- * James Blain
- * Zach Elgart

- Resident Attendees

- * Caleb Howard
- * Mary Goerland
- * Wes Clendennen
- * Michael Rowe
- * Yolanda Rowe

- Motion by Zach Elgart for approval of minutes from October 25, 2016 meeting noted, seconded by April Stoffle and approved by Board.

- Welcoming of Board members and residents in attendance.

- Public Comments and Concerns

- * Willow Hill lighting and flickering of neighborhood street lights on or out. Residents noticing street lights out near their homes should contact Centerpoint directly.
- * Lights and safety @ Scout Hut: per resident Wes Clendennen it was stated that the Scout leader has volunteered to change the lights out and convert them to LED. Approval authorized by the Board unanimously.
- * Front end AC is out at the Scout Hut. Zach / Alan will review and address.
- * Scout Hut running toilet needs to be addressed. Alan will pick up parts and repair.
- * Loose animals and dogs: multiple complaints regarding residents not picking up after their pets throughout the neighborhood and park. Michael and Yolanda Rowe report recent trespassing and vandalism to their landscaping brick and masonry.
- * Concern regarding poor visualization around trees in the street medians and CLF neighborhood entrances –Alan will address with our landscaping company.

- Pool Report

- * James reports the recent freeze caused a break to the pipe on the water fountain in the pool area. The water has been turned off, but will require a plumber to repair. Alan and James discussed contacting a plumber to repair the fountain ASAP.

- * Refurbishing of concrete floors of pool house and bathrooms and exhaust fans in bathrooms, as well as repair of roll down door at lifeguard station were readdressed. Quotes not yet received from RC Services. Alison has spoken with FINS team Volunteers for painting floors with prepping, sealing and painting of floors prior to this year's swim season. Vaughn Schauss, CLF FINS president states he is available and has agreed to help with labor, as well as some of the CLF HOA Board Members, but currently no other volunteers have come forward.

Wes Clendennen (resident present at meeting this evening) states he is familiar with pool decking and knows a local, reasonable contractor in this field. Wes has volunteered to contact this contractor and have him contact the Board for a quote for epoxy coating.

- * James and Alan are continuing to research electronic security gate installation and Cost effectiveness for extended pool usage.
- * James reports the Polar Bear Dare went very well this year with almost 50 residents in attendance and / or participating in the festivities. Alison reports she took a few pictures and will get them to April for the website.

- Parks and Entryway Report

- * Scouts will be holding a sleepover in Baronridge Park this weekend.
- * Tennis court lighting poles are up and lighting is soon to be underway.
- * Baronridge Park trees have been trimmed
- * Need to remove remaining backstops in the park for safety reasons. Will seek bids.
- * Resanding of play areas was discussed, as well as playground maintenance.
- * Concern for unleashed animals and feces not being picked up in the park, especially in the children's play area was openly discussed.
- * Scout Hut windows were secured by Scout Leader and parents. Board approved request for scouts to earn community service hours / badges by cleaning up / pressure washing Scout Hut with troop leader / parent supervision.
- * Exit lights on Scout Hut need to be reinstalled. Also need to evaluate for new safety bars on the Scout Hut windows.
- * Need for additional lighting beneath Scout Hut and on pathway was discussed for Resident's safety.
- * Wasps under Scout Hut were noted and sprayed; no additional wasps/ bees noted

- * MIB exterminating was contacted & suggestions received regarding traps and ridding Scout Hut of rodents. Alison states she set out traps and no further rodents or rodent droppings have been noted.
- * Ant mounds on along the pathway to lake and Scout Hut were also sprayed.
- * Alan reports electricity service is being restored to the walls at the Willow Hill Entrance. Current lighting fixtures need testing and replacement bulbs. Alan will address. Also, options for smaller solar paneled lighting was discussed

- Deed Restrictions

- * 1115 Woodbank has been issued HOA notice for junk vehicle. Follow-up was also discussed with Lakeview PD who reports the Ordinance Officer has been notified and the vehicle has been "red tagged"
- * Still no additional resident volunteers have stepped up to assist with monitoring Deed restriction violations
- * A complaint was received by a local resident regarding the house at 4242 Honey Oaks with a catamaran and trailer being parked / stored in the driveway long term. The house is located in Section IV and is within guidelines behind set back lines, however the resident's concern is the long term parking (has been there more than several months) and is considered an "eye-sore" to them, especially when grass and weeds are not addressed around the noted vehicles /boats / trailer
- * A contact email will be added for Mike regarding deed restrictions on the CLFCA website

- Architectural report

- * No applications received this month

- Treasurer Report

- * April reports discrepancies in the accountants records and bank have been noted. Alan states this will be addressed and that Kathleen has been given notice of termination. April will review all accounting issues with bank and she and Alan will go to Kathleen's office directly as she has failed to return calls or respond to emails.
- * April will check property taxes and mail from account.
- * Canady & Canady have been hired as of 01/24/17 and the budget and findings will be reviewed and fine tuned.

- Attorney report

- * Account information has been transferred to Barsalou and Associates, they

are currently reviewing and updating service fees and restrictions.

- New Business

- * All upcoming CLFCA meetings will be held at the Scout Hut

- Meeting adjourned @ 8:30 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 repairs, assessing safety / fall risk