

September 26, 2017 Meeting Minutes

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

- Board Attendees

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

- Resident Attendees

- * Mike Widmer
- * Sandi Widmer
- * Marge Laney
- * Betty Redd
- * Lawrence Redd
- * Don Wirt
- * Terri Parker
- * David Allege
- * Chip Lacy

- Motion by Chris Wojtowicz for approval of minutes from August 22, 2017 meeting noted, seconded by Chris Keeling and approved unanimously by Board.

- Welcoming of Board members and residents in attendance.

- Public Comments and Concerns

- * R4 Zoning concerns for parcel of property on Memory Lane that is adjacent to several homes in Clear Lake Forest. Residents on adjacent property request letter from CLFCA in opposition of R4 Zoning. Diagrams / plans for new construction on Memory Lane parcel where presented. All residents in attendance are against rezoning by TLV allowing for R4 zoning with building of patio / garden type homes on the property on Memory Lane stating poor drainage, increased flooding and depreciation of the home values in the area, especially CLF. Concerns were also voiced regarding Sunken Gardens area, CLFWA, and little input allowed by the community during the Zoning meeting, plus the way the Zoning Dept. handled the request for postponement of meeting by area residents secondary to Hurricane Harvey / flooding / evacuation and felt like their requests were simply dismissed by the city government. They also expressed concerns that no one from city or zoning would answer the questions presented regarding who put up the funds for the R4 Reconsideration Fees, and where the city monies to support the upgrade of the area would be coming from. There are currently 3 petitions against the rezoning, including those residents within the 200 foot rule who are currently at over 80% in opposition, 1 petition from surrounding communities and one from the area.

Residents that attended the TLV / Zoning meeting report that there were approximately 100 residents for TLV at the meeting and all of them were in opposition to the rezoning. Many concerns were expressed and it was stated that due to community resistance that the issue would be reconsidered with follow-up at next zoning meeting that is not clearly scheduled. The next TLV meeting is set for October 10, 2017. The Board notes that as a community CLF needs to be proactive in the support of our residents and concerns for our neighborhood. Door to door

petition signing was discussed, as well as posting on CLFCA website about issue and petition available for signatures of residents. It was also discussed that National Night Out would be a good time to rally the neighbors together and bring attention to the R4 Zoning. Residents stated Kate Havard has been working diligently on the campaign against rezoning and will present petitions and arguments at the next city and zoning meetings. The CLFCA Board agreed that getting the word out about the R4 zoning and about the petitions is necessary in support of our community, and states we can state our concerns as the CLFCA Board about R4 Zoning and disapproval / opposition in a letter, but due to the fact that we do not have the general consensus of the majority of our neighbors at this time that we cannot write a letter that would include wording as to include the entire neighborhood. If door to door petitions or other open positions are received from the community that shows majority opposition then the letter will be reconsidered.

- * Terri Parker expressed desire to maintain CLF at a close knit community, and also concern for the neighbors during recent flooding. Water level markers, no wake signs, and over capacity / sewer issues were discussed. High water signage discussed, and concerns for kids playing in water with wildlife and potential sewer contamination. Residents also discussed painting curbs bright color to designate areas of large drains as they are not visible once flooding starts.

Pool Report

- * Pool fencing is complete except for area of wooden gates from parking lot. Will and address.
- * Self Closing pool gates are in the works as required per inspection report.
- * Texture flooring bid has been approved, but will be held off until end of swim season so pool will not have to be closed during the remaining open season. Refrigerators and old BBQ pits have been removed
- * GCA reports that the pool pump for the large pool is going out and is in need of replacement. Bid for \$2420.97 has been received from GCA. Board agrees that this is a large purchase and may require further information prior to approving bid for pump replacement. Pool pump replacement to be reviewed and readdressed at a later date after reviewing more vendors and searching for better pricing.
- * Pool motor installed for \$175
- * Need to check pool house closet to see what has been placed within it

- Parks and Entryway Report

- * Broken wood on play set at park, need to get quotes for improvements
- * Water heater is addressed
- * New park signage/ wording reviewed and 2 new signs- pending.
- * New exits signs need to be purchased and installed. Solar lighting for stairs.

- * Playground equipment needs resealing. Alan states he will contact Craig Steil to discuss bid.
- * Willow Hill lights working, some yellowed on one side, will need to update both sides
- * Don Wirt and Senior Tennis League will be reimbursed to supplies used at tennis Court. Tennis courts cleaned up after flooding thanks to Don and the Tennis league
- * Board will get updated bids for resurfacing of tennis courts and submit with budget
- * Trash cans for Baronridge discussed. Maybe can get assist from Eagle Scouts

- Deed Restrictions

- * Deed violation notices continue to be issued. Reports by neighbors that house @ 4219 Elderwood has been abandoned and grass is overgrown. Neighbor Karl has mowed the lawn a couple times, other neighbors have tried to reach owners of the property by phone with no response. Owners of property have moved to Maryland area and have not been heard from. Residents on Elderwood would like abandonment and landscaping issues addressed before overgrowth becomes a health hazard from rodents, etc.
- * Have received some reports of excessive debris and thrash in yards from some Residents. The TLV debris clean up is still in progress. Board moves that it will continue leniency on guidelines at present due to natural disaster, but will move forward on more notices for Deed Restriction Guideline violations / complaints from residents after Hurricane clean-up is resolved.
- * Update process of deed restrictions is still a work in progress. Alan will check with attorneys to see what is needed to move forward with updating guidelines and get back with Alison so attempt at updates and uniformity can move forward.

- Architectural report

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

- Treasurer Report

- * Need to recheck accounts receivable, address changes in maintenance fees, accruals and expenditures and present updated budget information before new budget approval.
- * April double checked and updated all CLF resident addresses and all current addresses are now on file.
- * Info regarding assessments and fees: All assessments are due by July 30, 2017 or are considered late. All payments after August 1st incur a \$25 late fee. All payments received after October 1, 2017 incur an additional \$75 late fee. However, due to recent circumstances this year, CLFCA will waive both the \$25 and \$75 fees if assessments are paid in full by October 31, 2017. All assessments received after that date will incur the entire \$100 late fee. Motion to approve per Alison, seconded by April and approved unanimously by Board. It was discussed that if residents chose to

donate their accrued late fees rather than have them waived prior to the deadline, that said donations would be set aside for community projects.

- * After October 31, 2017 deadline assessment accounts will be readdressed, new Invoice letters addressed for payment at 15 day intervals and will move forward to attorneys.
- * Tax exempt status discussed. TX business forms discussed.
- * Discussions regarding audits of CLF accounts addressed. Will look into finding auditor

- Attorney report

- * Further Assessment for late fees will be addressed following additional review of accounts.
- * Past due accounts and review of collection status report from attorneys

- New Business

- * Board will address possibility of producing quarterly newsletter to help improve communication within CLF.
- * End of Season Pool Party to be hosted by CLFCA Sunday, October 8, 2017. Meat and non-alcoholic beverages provided by Board, desserts and sides potluck from neighbors. No glass containers. Chris W. will send out notice on NextDoor and post on CLFCA Website.
- * Election of officers: Alan Bates – President, Chris Wojtowicz – Vice President and pool, Chris Keeling- Trustee / Park and Scout Hut, April Stoffle- Treasurer, Alison Martin -Secretary
- * Next CLFCA monthly meeting is scheduled October 24, 2017 @ 7:00 p.m. at The Scout Hut in Baronridge Park.

- Meeting adjourned @ 10:14 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

