

February 27, 2018 Meeting Minutes

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

- Board Attendees

- * Alan Bates
- * Alison Martin

- Resident Attendees

- * Barbara Whelton

- Minutes of January 23, 2017 meeting reviewed, will await quorum March meeting for approval.

- Welcoming of Board members and residents in attendance.

- Public Comments and Concerns

- * Barbara Whelton requests Morning Swim with lifeguard for the upcoming pool season

-Pool Report

- * Pool report received via email from Chris W.
 - * Main pool pump has been repaired and is 100% operational.
 - * Kid pool has a leak. A leak detection company came in and took a look. They say, "The leak appears to be associated with the skimmer throat grout seal. The skimmer throat was temporarily sealed with epoxy. This temporary fix might last a season or two, but repair is eminent."
 - * As, requested, GCA provided a copy of our service contract. Contract will be reviewed and bids obtained from 1 – 2 other companies to compare rates and service quality.
- * Repair of wooden gates from parking lot needs to be addressed
- * Need to move forward on texture flooring of pool house area since swim season is quickly coming upon us. Alan will look for bid from RC Home Services and give them a call.
- * Closet in pool house remains work in progress.
- * Need to check to see if leak from water fountain at pool has been repaired.

- Parks and Entryway Report

- * Broken wood on play set at park, need to get quotes for improvements. Board will contact Craig Steil regarding possible repairs.
- * New park signage/ wording reviewed and 2 new signs- pending.
- * Roof concerns at Scout Hut, some possible areas of water leakage.
- * Scout Hut needs a new electrical box, door locks, light at stairway and window repair. Bids to replace and move electrical box received and submitted to insurance company. Need to contact Centerpoint also to coordinate box movement.
- * 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
- * Run lights to scout Hut while electrician is here for electrical box replacement.

- Deed Restrictions

- * Alison reports several residents are interested in driveway repairs if a group rate can be obtained. Some residents are interested in drivable grass type or “green driveways.” Restrictions noted in CLF guidelines note that “originality” must be maintained.
- * will consider adding driveway repair as requirement when homes are purchased in CLF due to multiple driveway repairs needed.
- * Abandoned house at 4219 Elderwood has notice from mortgage company on door. CLFCA lawyers are reviewing.

- Architectural report

- * Documents for approval of swimming pool installation at 506 Lorie Lane were received via email from Doug Ramey @ Mermaid Pools and Spas. Alan will review.

- Treasurer Report

- * Assets income and balances reviewed. Need to request cash flow report.

- Attorney report

- * Final accounts records still in review

- New Business

- * Alison expressed concern with the safety of young bikers in the community and recommends 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.
- * March meeting scheduled for March 27, 2018 @ the Scout Hut @ 7:00 p.m

- Meeting Adjourned @ 7:38 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