

April 25, 2017 CLFCA Monthly Meeting Minutes

- Meeting called to order @ 7:00 p.m.

- Board Attendees

* Alan Bates * April Stoffle * Alison Martin * James Blain

- Resident Attendees

* Hank Ramm * Joanne Palladini * Tina Kennedy
* Mark W. Kennedy * Mike Martin

- Motion by Alison Martin for approval of minutes from March 28, 2017 meeting noted, seconded by April Stoffle and unanimously approved by Board.

- Welcoming of Board members and residents in attendance.

- Public Comments and Concerns

- * Joanne Palladini and Hank Ramm presented questions regarding upcoming Annual Board Meeting and elections.
- * Hank Ramm requested sprucing up of Shady Springs entrance. He states vines and greenery have overtaken view of the entrance signage, some masonry work is needed and that all of the entrances monuments would benefit from pressure washing. He states he has cleaned up the area at Shady Springs a bit and requests that the landscaper (Frank) please remove excess debris that remains. Hank also presented questions regarding updating metal CLF fence signage on back entrance to the neighborhood. It was discussed that back entrance metal fence is owned by the property owner and not CLF.

- Pool Report

- * 2 pool pumps, broken pipe by pavilion and piping between bathroom wall is ongoing and should all be completed by the start of swim season. The pool water fountain needs to be replaced rather than repaired. Motion to approve replacement of water fountain (\$975 Pasadena Plumbers) per April, seconded by Alison and approved unanimously by the Board.
- * Refurbishing of concrete floors of pool house and bathrooms was discussed, but is currently on hold pending quote from Custom Concrete Creations (281-468-9971). Other quotes were received by Zach via email, but after review seem cost excessive.

Alan states he will follow up on this after current plumbing issues at the pool have been addressed / resolved.

- * Roll down door at Lifeguard station needs repair.

- Parks and Entryway Report

- * Exit lights still need to be reinstalled on Scout Hut; also windows need repair.
- * Quotes received from EMA Sport Solutions, LCC re: resurfacing tennis courts. Options to be reviewed further and discussed at further at future meeting.
- * Resanding of play areas was reviewed, as well as playground maintenance. Alison reports it looks as though some of the sand has been redistributed, but area would benefit from more sand in some areas. Pile of sand near parking lot remains.
- * Maintenance for the A/C units in the Scout Hut has been completed.
- * Willow Hill Entrance update: Willow Hill entrance fence has been repaired following recent collision by truck. Mr. Electric of Bay Area has given quote for re-do of underground service, and any other items required by city, and also test wire to existing light fixtures and evaluate to see if line is still good. Motion to approve cost motioned by April, seconded by Alison and approved by the Board.
- * Visualization around trees and shrubs in medians was readdressed. It was discussed that the shrubs at the entrance of Willow Hill and landscaping at all entrances need to be re-evaluated. Will try and get volunteers from the community involved for input regarding area appropriate and durable shrubbery. CLF has some residents that are master gardeners (Linda Pearson / ? Melissa Crane)

- Deed Restrictions

- * 1115 Woodbank: Chief Savage has advised Mike that the junk vehicle at this address is being addressed. However, the vehicle is still noted in the driveway in plain sight, and remains inoperable, with the hood off and engine out. It has been over 2 months since notice was sent and vehicle was reported as "red tagged" by Lakeview. Alan states he will place an additional call to Lakeview for follow-up.
- * Hank Ramm states he will assist on committee with Alison to standardize / update deed restrictions for uniformity throughout our community.
- * Magnolia Tree restricting view at corner of Manorfield / Honey Oaks and Baronridge is overgrown and restricting view to oncoming traffic and needs to be trimmed. Mike will review and address.
- * A contact email has been established for resident deed restriction concerns / complaints: clfcadeeds@yahoo.com It will need to be added to the CLFCA website.

- Architectural report

- * Tina and Mark Kennedy presented plans for a backyard update with a pool. Plans have been reviewed and approved by the Board.

- Treasurer Report

- * Flash drive from Kathleen has been emailed to Canady & Canady. They will take on full responsibility of CLFCA account. Website will be updated with new information.
- * After review, it appears that missing funds are accounted for from unpaid dues.

- Attorney report

- * Barsalou and Associates have submitted list of delinquent accounts, but still needs to obtain current delinquent reports from accountant to update. Once confirmed with accountants, will move forward on demand letters.

- New Business

- * Next CLFCA meeting will be the Annual Meeting and will be held @ TLV City Hall on May 23, 2017 @ 7:00 p.m.
- * 3 Trustee positions are open as of June 2017. Will plan to post open information regarding election candidate submission, annual meeting and election meeting information of CLFCA website as available. Alison will post note on NextDoor as an FYI in hopes of promoting community involvement.

- Meeting adjourned @ 9:00 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

