

Clear Lake Forest Community Association
Minutes of the Board of Trustees Meeting
July 31, 2012

Present:	Diane Humes Linda Pearson Nancy Garman Steve Kiefer	Residents in attendance: Joanne Palladini Alan Koelemay Nicole Pertuct
Absent:	Alan Bates	

The meeting was called to order at 7:10 PM. The minutes of the June meeting were unanimously approved.

Public Comments:

Alan Koelemay noted that there was some confusion in appointing an Animal Control Officer for Taylor Lake Village and that a local resident, Ms. Woodcox, had been filling the position since the retirement of the previous officer. This was unknown by Mayor Powers at the time of Michael Thomas's appointment. We will be kept informed of the final outcome.

Deed Restriction Committee

Following the unanimous vote in June by the Board to send Intent to Sue letters to four homeowners with chronic violations, Nancy Garman reported that none of homeowners have yet responded. It was agreed that these names will be turned over to Trish Farine for further handling after the August 15 deadline for remediation of violations.

Parks and Entryways

- Diane Humes reported that Gulf Coast Aquatics would be permanently affixing the tables at the pool. Nichole Pertuct, current President of the Fins, was asked for an appropriate location under the scoring pavilion. Nichole had no preference for the location of the tables. Work will be completed after school starts. Nicole expressed gratitude for the support of Clear Lake Forest for the Fins.
- Nicole Pertuct announced that the Fins had a new coach who has asked for a "to do" list from the Board.
- Joanne Palladini asked if the dead limbs on the river birch at the front entrance of the pool were to be removed. Steve Kiefer agreed to take a look at it. Dead trees have also been reported at the Forest Lake entrance.
- The fencing under the Scout Hut has been completed around the HVAC systems.
- Two light outages on the tennis court were reported to Diane by homeowners. Diane talked with the electrician who will check to see if this outage is a result of bulbs or ballasts. Replacement bulbs are \$50 each. A scissors lift to check repairs will be provided at CLF expense. Bulbs have previously been replaced by temporarily removing portions of the chain link fence and replacing when work was completed. Diane suggested adding a service gate the full height of the chain link for easier access. Alan Koelemay suggested a shorter gate with a lock assembly with a lever on one side. Estimates will be obtained by Diane Humes before proceeding.
- Two benches at the pool require assembly. Diane suggested this would be a good Eagle Scout project.
- Steve Kiefer presented plans for the Willow Hill entrance. He has obtained a bid through Craftsman Masonry. The job scope included tearing down damaged sections and rebuilding with existing brick. Concern was expressed that the brick replaced would not match and that the current clay brick might need to be replaced with stronger brick. The projected cost from Craftsman would be under \$10K. A discussion following suggested this contractor be vetted before proceeding and Steve indicated he is still trying to contact other contractors.

Treasurer's Report

- Linda Pearson presented the attorney's report indicating that some collections have been made on past due Association fees. There are five homeowners still in arrears. Diane Humes will talk to homeowners before authorizing Intent to Sue letters.
- Kathleen Nicholson has purchased the accounting firm of Sharon Bass. Ms. Nicholson will continue to provide accounting services for Clear Lake Forest following the resignation of Sharon Bass. The phone and address remain the same.
- The annual budget for 2012-2013 will be amended to include the repairs and/or replacement of the Willow Hill entrance as well as the Forest Lake fencing. Voting was unanimously approved.

General

- Alan Koelemay suggested use of "Blackboard Connect" by CLF to notify residents of the CLF website address change to Clearlakeforesttx.com. Stacey at the TLV office can provide details. It was also suggested that the website change be included in the newsletter.
- Nancy Garman suggested that a local handyman be asked to bid on replacement of the cork on bulletin boards at the pool and the park as well as either replacing or removing the bulletin boards at Forest Lake and Lake Grove. Estimates will be obtained. Alan Koelemay suggested publicizing the neighborhood on a bulletin board display with the headline "Welcome to Clear Lake Forest" on the Forest Lake Drive bulletin board.
- Linda Pearson will speak with Alan Bates regarding the purchase of the old website domain. The minutes of the Board meetings have still not been posted.
- Oktoberfest will be held October 13 at 12N in Baronridge Park. Plans will be finalized at the August meeting.

Meeting was adjourned at 9:35 PM.

Follow-Up

- Contractor bids for additional work
 - ✓ Fencing estimates for Forest Lake, including alternate designs and materials
 - ✓ Irrigation repair
 - ✓ Bulletin boards
- Contact CLWA re 7 water meters
- Discussion of by-law changes re meeting attendance
- Status of website postings, old website removal.
- Center Point Energy charges that continue to be billed for removed security lights at Scout Hut
- Oktoberfest in the Park
- Deed restriction signs
- Post "No Animals Allowed at Pool" sign