

CLFCA July 24, 2018 Monthly Meeting Minutes

- Meeting called to order @ 7:03 p.m.

- Board Attendees

* Alan Bates * Alison Martin * Marge Laney * Chris Keeling *Chris Wojtowicz

- Resident Attendees

* Mike Widmer * Louise Toole * Barbara Whelton * Leona Cook
* Alan Brumbaugh * Liz Brumbaugh * Hank Ramm * Sherry Miller
* Susan Serow * John Serow * Marsha Staley * Len Guretsky
* Al Holland * Lauri Holland * Caleb Howard * Marla Garcia
* Amy Rojas * Anita Slaughter * Larry Bailey * Terrell Culpepper
* Aaron Atkinson * Elena Bryant
* Guest attendee: Bill Steinhoff -Lighthouse Aquatics Head Coach

- Minutes of June 26, 2018 meeting reviewed, motion to approve by Chris K, seconded by Marge and approved unanimously by the Board.

- Welcoming of Board members and residents in attendance.

- Public Comments and Concerns

- * Suggestion for ventilation fans for Scout Hut due to increased heat and difficulty cooling facility.
- * Concerns voiced by multiple residents regarding influx of home based businesses in CLF community that are openly apparent, i.e. parking multiple business vehicles with signage outside of home, various visitors / clients in and out to the home throughout the day.
- * Questions regarding if CLF can request underground wiring on properties that were previously easements but have be purchased by the residents (this was determined to be a question to be directed by homeowners to Centerpoint).
- * Erin with the Eagle Scouts would like to write up a proposal to build a Free Book Exchange Library in CLF, possibly project to be constructed at the pool and/or park.
- * Bill with Lighthouse Aquatics expressed gratitude to CLF for use of the pool for lap swimmers, and proposed that he could continue to provide lifeguards for lap swim usage and water aerobics to extend pool usage for residents in exchange for continued use of the CLF lap pool for training. Hours could be extended into the evenings and continue until pool water is too cool to swim. Bill states the purchase of 20' x 40' blankets for the lap pool (approximately \$180 each) could even help extend pool use through October. Many of the CLF residents in attendance voiced that they are in support of this proposal and requested approval of extended pool usage. Bill will write up an official proposal clarifying request and present to the

Board for official review and decision at a later date.

- * Several residents voiced that they appreciate all the support given to the CLF FINS swim team by the CLF residents and CLFCA Board. The swim team is an important part of the community and brings residents together, which in turn strengthens our community even further.
- * Amy Rojas expressed concern for overgrowth of a large shrub inside the gate of the Shady Springs side of the pool. The shrub is overgrown and is a haven for bees and she and others in attendance request that it be cut back or removed. Amy offered to cut the shrub down and consult a local bee keeper to make sure that the bees are removed and relocated without harm. The Board was in agreement with this plan, and Amy stated she would move forward.
 - ***ADDENDUM: June 28, 2018 It was determined that the shrub in question is actually a healthy, flowering tree. The Board will reach out to Amy to discuss alternate options including pruning back the tree and relocation of the bees.
- * Susan Serow states that she is still having issues with Ameriwaste leaving garbage cans in her driveway, even after contact of the company by herself and Alison. Chris K. offered an alternate phone number of an Ameriwaste Supervisor. Alison will also reach out to the company again on behalf of the Serows.
- * The discussion of instituting the use of pool passes and a resident sign in list for the pool was also initiated.
- * Sherry Miller suggested putting a bike rack at both the parking lots of the pool.
- * The question arose as to whether permission is necessary for additional park signage. In response, it was stated that Baronridge Park is privately owned by CLF community.
- * Complaints by residents were received regarding the poor condition of some of the fence line along Kirby. Residents state some of the fence is in disrepair and needs to be addressed by whatever entity is responsible for the fenceline.

-Pool Report

Pool Update: July 24, 2018 from Chris W.

- Summary:
 - Lap Pool
 - One motor is LOUD – but still functional. Easy to replace when the time comes
 - Pool filler is not working, Plumber dispatched. Workaround achieved thanks to long hoses. Huber’s Plumbing to address.
 - Big Pool
 - No issues
 - Baby Pool
 - No issues

- Grounds
 - Big bush by baby pool trimmed per resident request. It was further discussed that the bush is still large and blocks view of lifeguards and parents, and will need additional trimming.
 - New lifeguard chair built and installed. Thanks to neighbor Caleb Howard!
 - Quotes received for new Pool Rules signs.
 - Sign Quick: \$259.15 (5-7 year lifespan) APPROVED BY BOARD
 - Pool Rules – Board to review / submit asap. Proposed changes are in yellow and are up for discussion.
 - The lifeguard has the ultimate authority
 - The pool is for use only by CLFCA Members, Residents, their guests, and others approved in advance by the Board of Directors
 - CLFCA Members are responsible for the conduct of their children and guests
 - Children under 10 years of age must be accompanied by a responsible individual, aged 15 or older
 - No running, horseplay, or disorderly conduct allowed
 - No diving in the shallow end
 - No glass containers allowed
 - No food or drink allowed in the pool
 - No use of tobacco products or e-cigs / vaping allowed
 - Lifeguard may prohibit inflatables, hard toys, balls and rafts
 - Caretakers must be within an arm's reach of all non-swimmers at all times
 - No diapers except swim diapers may be worn in pool
 - Disregarding these rules may result in suspension of pool privileges
- Alison motioned for approval of Pool Rules signage as above noted, 2nd motion by Chris K. and approved by unanimous Board vote.

- Parks and Entryway Report

- * Grant approved by Pasadena to pay ½ of repairs to total redo of the dock. Unanimous approval by Board vote to move forward on dock repair with probable addition of bait stand at later date.
- * Need new locks on interior and exterior doors of Scout Hut. Motion by Chris K. to purchase new locks, 2nd per Alison with unanimous approval of Board. Chris K will address.
- * A/C not working effectively again. Weeks will be contacted to re-address issues
- * Power was out at Scout Hut, breaker box cleaned out and power restored.
- * Tennis court improvements discussed. Need to move forward on repairs.

- Deed Restrictions

- * Alison discussed resident meeting with Red River Concrete. Pricing and options have been posted on NextDoor and CLF Facebook page and email from company was forwarded to all interested residents who provided their emails to Alison previously.
- * Abandoned house at 4219 Elderwood is being addressed.
- * Will need to further discuss adding amendments to vote on regarding deed restrictions at changing percentage of votes required to amend.
- * Residents were advised to please forward possible deed restriction violations to clfcadeeds@yahoo.com or to board members, and to include addresses and not just vague reports so complaints can be adequately addressed.
- * Fence heights confirmed. Height limit per CLF guidelines 6 feet.
- * Further deed restriction violations to be discussed in executive session

- Architectural report

- * no new reports

- Treasurer Report

- * Marge initiated audit process; due to status and review of books from previous accounting firm (prior to Canady & Canady), auditing firms declined forensic audit
- * Financial reports reviewed (updated statement through June 30, 2018)
- * Reserve studies discussed as option to offer a better idea of assets and establishment of capital budget. Various companies discussed.
- * Motion for initial audit by Ralph & Ralph PC and approval of Reserve Audit motion by Chris K, 2nd by Alan and passed unanimously by Board.

- Attorney report

- * Final accounts /assessments in past due status to be discussed in Executive Session

- New Business

- * New assessment dues should be out within next couple months
- * Still pending: Concern with the safety of young bikers in the community and recommendation in 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.

- Monthly Meeting Adjourned @ 8:10 p.m. followed by Executive Session

-Current Capital Improvement Projects List:

- * 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
- * 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
- * discuss slide option and initiation of pool passes