

February 28, 2017 CLFCA Monthly Meeting Minutes

- Meeting called to order @ 7:15 p.m.
- Board Attendees
 - * Alan Bates
 - * April Stoffle
 - * Alison Martin
- Resident Attendees
 - * Tamra Stott
- Motion by Alison Martin for approval of minutes from January 24, 2017 meeting noted, seconded by April Stoffle and approved by Board.
- Welcoming of Board members and residents in attendance.
- Public Comments and Concerns
 - * No new public concerns / comments
- Pool Report
 - * Break to the pipe on the water fountain in the pool area was not yet addressed. Alan will speak with James and contact a plumber to repair the fountain ASAP.
 - * Refurbishing of concrete floors of pool house and bathrooms, and exhaust fans in bathrooms, as well as repair of roll down door at lifeguard station were readdressed. Still awaiting call to set up evaluation and quote from decking contractor. Alison will contact Wes Clendennen for name of his pool decking contact for epoxy coating.
 - * Upon further research, it has been determined that obtaining electronic gates and extending pool usage hours is currently not a feasible option secondary to cost effectiveness, resident safety and liability issues.
- Parks and Entryway Report
 - * Scouts had their sleepover at Baronridge Park at which time the pump went out at the Scout Hut. Emergency pump repair was performed and pump is working and issues with constantly running toilet seems to have resolved itself.
 - * Tennis court lighting poles are up and lighting is operational. The tennis court lights illuminate not only the courts, but the entire pathway to the Scout Hut. The Scout leader replaced exterior upper lighting on Scout Hut. Exit lights need to be reinstalled & will still need to address lighting beneath Scout Hut.

- * Need to remove remaining backstops in the park for safety reasons. Alan will check with Zach.
- * Resanding of play areas was discussed, as well as playground maintenance. Scout Parents previously mentioned Scouts desires to assist with community / park projects to work on badges. Alison will reach out to Boy & Girl Scouts for volunteers.
- * No new complaints/ concerns for unleashed animals and feces not being picked up in the park have been received since the January 2017 meeting.
- * Front A/C unit in Scout Hut not operational. Alan will have maintenance scheduled.
- * Need for evaluation for new safety bars on the Scout Hut windows was readdressed.
- * Willow Hill Entrance update: will likely need both new bulbs, as well as new fixtures. Solar paneled lighting does not appear feasible secondary to lack of adequate sunlight due to excessive shading over areas where panels / lighting would need to be placed.
- * Visualization around trees and shrubs in medians was reviewed. No noted obstructions were noted in medians. Will recheck entrance at Willow Hill to evaluate whether view of traffic is obscured by landscaping at intersection with Kirby.

- Deed Restrictions

- * 1115 Woodbank: no further updates have been received from Lakeview PD or the Ordinance Officer regarding the junk vehicle at this property. However, the vehicle is still noted in the driveway in plain sight, and remains inoperable, with hood and tires off, and propped up on jacks and wooden blocks. It has been over a month since notice was sent and vehicle was reported as “red tagged” by Lakeview.
- * Still no additional resident volunteers have stepped up to assist with monitoring Deed restriction violations
- * 4242 Honey Oaks: Catamaran and trailer in driveway are within set back guidelines; Grass and weeds have been maintained. Definition of “Long Term Parking” is not Definitive as set by CLF deed restrictions and may be TLV ordinance issue instead.
- * 4210 Elderwood: Complaint received regarding unkempt yard and area to front of home/ driveway littered with trash. As of today, issues have been rectified.
- * 4147 Crownwood: Reports received noting continued parking of golf cart in the front and side lawn, as well as trash cans left out. CLFCA notice issued 02/07/17 without resolution. Lakeview PD reports they have addressed the situation.
- * 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

- * Garage construction plans for Tamra Stott on Wood Park Drive were approved.

- Treasurer Report

- * Accounting issues with bank and Kathleen's accounting firm are still being reviewed. Additional deposits have been noted on paperwork, but multiple discrepancies still need to be addressed. April and Alan are meeting with Kathleen for further review. Kathleen has tax information to complete prior to new accountants taking over full responsibility.

- Attorney report

- * Barsalou and Associates are currently reviewing files and restrictions.

- New Business

- * Movie in the Park scheduled March 13, 2017 is being sponsored by Yolanda Rowe for Cancer Charity Fundraiser
- * Next CLFCA meeting scheduled 03-28-17 @ 7:00 p.m @ The Scout Hut

- Meeting adjourned @ 8:05 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 repairs, assessing safety / fall risk