

# October 25, 2016 CLFCA Monthly Meeting Minutes

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- Meeting called to order @ 7:05 p.m.

- Board Attendees

- \* Alan Bates
- \* April Stoffle
- \* Alison Martin
- \* James Blain
- \* Zach Elgart

- Resident Attendees

- \* none in attendance

- Motion by Zach Elgart for approval of minutes from September 27, 2016 meeting noted, seconded by April Stoffle and approved by Board.

- Welcoming of Board members. No residents in attendance.

- Public Comments and Concerns

- \* None. No residents in attendance.

- Pool Report

- \* James reports pump housing on lap pool has been repaired.
- \* 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. Discussions including getting quotes from RC Services for exhausts and lifeguard station and speaking with CLF FINS swim team members to see if volunteers would be willing and available to assist in prepping, sealing and sand / grip coating floors prior to this year's swim season.  
Alison will check with CLF FINS president, Vaughn Schauss re: volunteers.
- \* James suggested reconsideration of electronic security gate installation and cost effectiveness for extended pool usage.  
James and Alan will research further.

- Parks and Entryway Report

- \* Tennis court lighting and trenching is still underway, but delayed due to unavailability of light poles from the manufacturer at present. April confirms \$1500 trenching fee not yet paid; invoice pending.
  
- \* A neighborhood party was discussed at Baronridge park to celebrate the new tennis court lighting and as a mingling / social outing for neighbors with movie night for the children of the community. Date in discussion is November 18, 2016 pending completion of the tennis courts.
  
- \* Bay Area Trees has been contacted regarding the trees at Baronridge park. Quote for pruning and crowning is \$3600 without tax (\$3897 with tax). Motion for approval to hire Bay Area Trees was initiated by James, seconded by April and unanimously approved by the Board. Possibility of hiring Bay Area Trees for yearly upkeep and maintenance of the trees at Baronridge was discussed. Zach and April stated they would check on pricing and contract rates and inclusions.
  
- \* Zach has investigated the concerns with the Scout Hut vandalism and maintenance issues and reports windows are secure, bars need new mounts, exit signs are operational, but new to be reinstalled. He also reports rodent droppings in the Scout Hut and a running toilet. Alison will check with Carl at Men in Black Exterminators regarding rodent control.
  
- \* Board is awaiting report from Rafael with RC Home Services regarding lighting and signage options @ Willow Hill entrance.

- Deed Restrictions

- \* 503 Lori Lane has lawn has been cut and edged yard.
  
- \* 4210 Honey Oaks lawn and edging has been addressed.
  
- \* 1115 Woodbank junked vehicle was reported to Lakeview Police Department due to safety concerns.
  
- \* Mike Martin has been added to Deed Restriction Committee and has received necessary paperwork.

- Architectural report

- \* No applications received this month

- Treasurer Report

- \* April reports that in review of reports that September accounts are paid up, expenses were normal and there are still some deposits pending. April will speak with Canady & Canady or Jordan Faust Accounting Firm regarding fees and hourly rates. Board approves plan to release Kathleen Nicholson from contract with 30 day notice once new accounting firm is approved by Board.

- Attorney report

- \* New attorney for hiring approved: Barsalou & Associates. Will need to discuss transactions, power of attorney signing, restrictions and assessments. It was agreed by the Board that 1<sup>st</sup> order of business will be to clear collection accounts and move forward regarding lien / foreclosure issue regarding Michael Bender. Other options to discuss with attorneys will be collections and assessments and achieving uniformity of deed restrictions throughout the CLF community.

- New Business

- \* Due to relocation of the Lakeview Dispatch to Webster, TX the HOA will need to reconvene in new location for the next meeting. Location to be determined, but will likely be Scout Hut at Baronridge Park.

- Meeting adjourned @ 8:38 p.m.

- Next meeting

- \* Due to the upcoming holiday timing, November and December 2016 CLF HOA meetings will be canceled. Emergency Sessions will be convened should an emergent issue arise, otherwise the next meeting will be January 24, 2017 (likely at the Scout Hut).

### **-Current Capital Improvement Projects List**

- \* Trimming trees at Baronridge (Bay Area Trees) yearly maintenance contract
- \* 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