

Lake Shadows Civic League Monthly Board Meeting Minutes
Lake Shadows Community Park

April 21, 2018

ATTENDING:	Letha Whittredge	Barbara Sander	Joanna Stewart
	Ed Lentz	Patsy Hoover	Jodi Lamb
	Eddie Lentz	Juan Ochoa	

Letha called the meeting to order.

The minutes from March 2018 were handed out to all that wanted a copy. Time was given for everyone to read the minutes. Patsy made a motion that the minutes be approved as typed. Barbara seconded. It was voted and passed.

Barbara gave the **Bookkeeper and Financial Reports.**

There was some discussion about desirability of our neighborhood, ACC fees and where the fees go. The increased maintenance fees are going into our community pool repairs and playground equipment for our community park this year. There was some concern that we are paying to have our meetings at the Crosby Community Center. The Community Center is free. We only have to pay for security if needed.

There was some discussion on who was given the contract to repair the pool. He was recommended and had worked on our pool previously with good reviews. He is removing the old concrete decking and replacing with new concrete and an overlay. He is also repairing the in pool lights. Why are we not replacing the tile and coping? It was another \$18,000 and we do not have the money for that this year. We are hoping to be able to rent out the pool for parties at night. Our pool gives value to our properties as it is listed as one of the amenities when properties are listed for sale.

Tommy Kindard gave the **Architectural Committee Report.** He has approved 2 sheds and 1 patio since the last meeting.

Joanna made a motion that we accept the Financial Report as given. Eddie seconded. It was voted and passed.

Barbara made a motion that we accept the Architectural Committee Report as given. Patsy seconded. It was voted and passed.

Patsy gave the **Deed Restriction Committee Report.** We have mailed out 21 first letters, 1 second letter and 6 third letters since the last meeting. Juan made a motion that we approve the Deed Restriction Report. Barbara seconded. It was voted and passed.

Eddie Lentz gave the **Maintenance Committee Report.** We have already discussed the pool repairs that are ongoing. The small gazebo and the pavilion railings were repaired. Barbara made a motion to approve the Maintenance Committee Report. Juan seconded. It was voted and passed.

Juan has not got with Tommy Kindard as of yet to update the procedures for **ACC Committee Enforcement**. They will get together later this week.

The ACC Guidelines for metal buildings, outbuildings and garages were discussed. The prefab buildings like what are sold near FM2100 and HWY 90 are ok. However according to our ACC guidelines they are not legal. Tommy suggested we approve these buildings for our neighborhood. The guidelines needs to say they have to be galvanized pipe, 26 gage panels with factory baked on color. No Tin or corrugated panels like your see on barns. Tommy and Juan will write some guidelines to present to the Board for approval. There was some discussion ACC enforcement and approvals procedures.

Barbara has not had time to contact the lawyer for deed restriction violations.

Barbara will start getting the pool ready when the repairs are completed. The pool should open at the normal opening weekend. Barbara will be asking for volunteers to help get the pool ready.

Why did we reduce the pool fees last year from \$40 to \$30. The increase to \$40 was a jump from \$25 the previous year. It was explained the year the pool pass fees were \$40 a lot of property owners chose not to use the pool due to the expense. Some property owners opted to by the \$5 daily pass fee and not purchase the season pool pass. We may re evaluate that this year.

There was some discussion about the problems last year with the pool. There was a period of time the pool was not open and available to property owner's use. There were issues with Lifeguards/Monitors and lateral valves.

Barbara has been contacted by 1 monitor that wants to work again this year. There was some discussion about the personnel we hire to work at the pool. The monitors are CPR certified. Lifeguards are certified. If anyone knows a young adult that is looking for a job this summer let us know. We will post that we are hiring on the foley road sign.

Free swim during opening weekend at the pool this year again. Pool passes will be available to purchase at the pool. Suggestions were solicited for opening weekend events. Hotdogs, chips, drinks, etc. Ask for donations possibly.

Door prizes have been distributed. We are waiting for the final tally of votes for the Election.

Patsy made a motion that we adjourn. Barbara seconded. It was voted and passed.