

CANDLELIGHT HILLS CIVIC ASSOCIATION
Board of Directors Meeting Minutes
January 12, 2016-- Club House

The meeting was called to order at 7:15 pm by Allen Shook, Board President. All board members were present along with Mr. Bert Williams representing ACMI.

- The minutes for the prior meeting held in October were approved.
- Mr. Williams reviewed the financial status and board voted to retain the \$173,435 currently on deposit in Amegy accounts as the reserve fund.
- It was noted that there was not an executive session at the October meeting.

Board actions since the last meeting as outlined on the meeting handout were then reviewed along with old and new business with the following decisions.

- The possible replacement of the swing set was deferred and ACMI was asked to obtain a quote for just the replacement of the surround at the playground. Authority to proceed with installation was provided to the board president so long as the cost is less than \$3,000.
- Noted that the dead tree which fell onto neighboring property was removed and discussed the proposal from IMS to remove three other dead trees. This was tabled pending board review of the trees and will be considered via e-mail following those inspections.
- Results from the leak detection test were reviewed by Royce Shamblin from Southwest Pool. The preliminary estimate for repairs is about \$40,000 for installation of a side entry circulation system and plugging of the 40 year old system within or under the bottom of the pool and \$30,000 to re-plaster the pool. Board decided to request a second leak detection company to review the pool and obtain a second opinion prior to deciding on how to proceed. Three bids for the repair work will also be obtained.
- Board approved the \$1,677 quote from Tuttle to replace the four posts at the club house entry which are no longer resting properly on supports and could lead to structural issues.
- The action plan to finalize effort to obtain signatures required to amend the deed restriction text related to assessments was reviewed. A meeting of volunteers is planned for January 29.
- It was reported that the old basketball goals have been removed and replacements are to be constructed.
- Insurance renewal terms were reviewed by Mr. Williams. There will be a small increase in premium for the term beginning February 1. Board asked for details on the abuse and molestation coverage which is available but not included. ACMI will obtain this information and provide to board members for consideration via e-mail vote.
- Installation of shower by pool was deferred pending a final plan for repair of the leaks.

- ACMI was asked to schedule a cleaning and wax treatment for the club house floor soon prior to major events which occur in conjunction with opening of pool season.
- The need to clean out the second floor storage and meeting areas and to upgrade the areas if they are to be used was discussed. Board members will seek opportunities to have this done by members. Steps should include review and disposal of un-needed items which are stored, review and disposal of old association documents which are currently stored in an office, replacement of carpet and vinyl flooring and general restoration of the areas.

The meeting adjourned at 9:00 pm. There were no executive session items.

Approved: _____
Allen Shook