

COCC Meeting Minutes—April

April 9, 2026

Start: 7:30

Board Attendees: Aaron Brisendine, John Carr (Teams), Sandi Ericksen, Johanna Wolf, Sara Madden (in person)

Residents Attending: none

Location: Advent Lutheran Church & Virtually via Teams

Finances:

- \$123,000 in the bank
- Assessments continue to come in—Close to 70% payment rate
- 8 pool memberships

Pool:

- Pool continues to look better thanks to new company's work.
- Phone isn't working—can't open until phone is fixed. Unsure if it is an ATT issue or issue with phone.
- Still too cloudy to see the drain at the bottom of the pool, can't open until this is fixed.
- Lori checks pool clarity/phone working every day.
- Pool turned green again after the weekend, but the company has been out several times since and the color continues to improve. Need to decide on an opening date.
- Update pool membership instructions to website then send postcard in mail to all residents.
- Pool cards can be delivered on Wednesdays. Lori has 25 blank activated cards
- Sara needs to reach out to Lori to get training on how to activate.

Deed Restrictions:

- Next Deed Restriction Walk will be done before next weekend
- Some homes are past their 90 day notice for 3rd violation
- Working with legal team about Air BnB and fence wording for changes to deed restrictions.
- In May—start discussing get the vote out for Air BnB/fence changes to deed restrictions.
- For this vote will need 60%--will discuss in May.
- Cars parking in grass—city can provide a free service to address these violations. Requires simple documentation from us, plat map, just need to fill out the documents. This is an easy way to get in compliance with city ordinance and city will enforce.

Landscaping:

- Need to separate from SMC as soon as possible.
- MOLA Landscaping quote: pool, park, 7 roundabouts twice a month \$550 a month. Need to include the median on Bolivia. \$275 per mow. Mower can be bagged around pool. Works out to \$6,600. Contract would be month to month. Provided quote to remove gazebo. Insured.
- SMC--\$275 for just pool and playground one time and didn't come through.

- Texas Groundworks-- \$12,400/year for similar scope of work to MOLA
- Sandi spoke to neighborhood insurance provider: if we have a resident providing services they have to carry their own insurance. Agent should provide with a certificate of insurance. Add the language of subrogation in favor of Candlelight Oaks.

Security:

- Sandi continues to receive regular reports, reports are very calm.
- Patrolling between 9 and 9:30, hours have changed. This is a best practice for security companies.

Long term:

- Need to add Kiddie mulch to playground

Meeting closed: 8:14

Items requiring a vote:

- Landscaping Quotes: Need to formalize with Bolivia Median included
- Gazebo Removal:
- 2 Dead Trees: Need to confirm if MOLA landscaping has a stump grinder. Can get a second quote from New Image Trees. Also include dead branch hanging from tree over pool.
- Railroad Fence:--For compliance, need a standard rot board. If distance between the rotboard and the dirt is greater than 4 inches we are out of compliance. Maximum gap is 4 inches.
MOLA Quote: \$5193.73
- Coen Fence: Have agreed to split the costs.
- Minute approvals—5 Ayes, minutes for Jan, Feb and March approved. Aaron will post to website.
- Replace phone—with red emergency phone. 5 ayes. Only dials 911. Replaced phone is approved.