

Canyon Lake Forest Property Owners Association
Board Meeting Minutes
May 18th, 2017

1. Attendance
 - a. Present:
 - i. Dave Sherman – President
 - ii. Lindsay Hartman – Vice President/Clubhouse Director
 - iii. George Matassarini – Building
 - iv. Leslee Merritt – Secretary
 - v. Charlotte Hines – Treasurer
 - vi. Angela Hurry – Pool Director
2. Guests:

Numerous POA members were present to discuss the Proposed Deed Restrictions
3. The meeting was called to order by Dave at 7:01 pm on May 18th, 2017 in the Canyon Lake Forest Clubhouse

Order of Business

4. Visitor topics or Questions
 - a. Dave addressed the POA members and explained the guidelines that the discussion would follow. Each member would be given two minutes to speak before the next turn was given. The person who had the floor would hold a basketball during their turn. Charlotte was the timekeeper and notified the end of time with a bell. Dave notified the members that the Proposed deed restrictions would be voted on at the Annual Meeting on June 10th.
5. Member Discussion
 - a. Seventeen members and one tenant of a member asked questions and spoke of concerns about the proposed deed restrictions. Some took more than one turn. The topics discussed included:
 - i. Vacation/Short Term Rentals
 - ii. Grandfathering
 - iii. Annual Fee
 - iv. Non-compliance Review Committee
 - v. “Junk” in yards
 - vi. Annual Meeting date
 - vii. Chapter 209 of the Property Code
 - viii. Weekend renters and their not being considered POA Members
 - ix. Legality of Vote and concerns over who will count the votes
 - x. 1965 Deed Restrictions and the legality of the current Deed Restrictions from 1997
 - xi. A request for separate restrictions for new construction and existing homes
 - xii. The attorney CLFPOA has used for legal advice
 - xiii. Metal art and concern it will be considered an “odd or end”
 - xiv. Farm animals for 4-H

- xv. Service Animals
 - xvi. Recourse if the vote is not accepted
 - xvii. Texas Legislature and short-term rental policies
 - xviii. The pool opening date
 - xix. The restriction concerning the blocking of views by new construction
 - xx. 18 wheelers not part of the Proposed Deed Restrictions
6. Note: A tenant of a POA member was allowed to speak after a vote from the attending POA members to allow it. After making an announcement to the members concerning filing an appeal to the Appraisal office, he addressed concerns about the Proposed Deed Restrictions. He then made comments towards the board along with a finger gesture that was deemed offensive. The visitor was asked to leave and escorted to the door.
7. Proposed Deed Restrictions and Fines Committee
- a. Dave proposed forming a committee made up with POA volunteers to assist with Deed Restrictions violations. This committee would be formed whether the Proposed Deed Restrictions were approved or not.
 - b. A motion was made by Lindsay to establish a committee with precise obligations of said committee members to be determined at a later date; 2nd by Leslee – Motion Approved
 - c. A member asked if his granddaughters who are 9,10 and 12 could volunteer for any POA deeds. Dave asked him to email him and it would be taken under consideration on a case-by-case basis.
8. Pool Update and Repairs
- a. Angela communicated that the pool will open on Saturday, May 20th. She explained to POA members concerns about a pump that is running slow and asked permission to have the Pool company come out and check it. The Board members and attending POA members agreed to that action. Gary Kern volunteered to assist Mr. Hurry with the pool pump issue and offered a pump to the POA if the one he has is the correct pump.
 - b. Angela proposed keeping the pool open on Monday July 3rd due to the 4th of July holiday on Tuesday. The pool would be closed on Wednesday the 5th for the weekly maintenance. The board and attending POA members agreed and approved.
 - c. Angela went over the pool rules including a mention that the pool will be closed on Mondays with the exception of the above-mentioned Holiday exception and other Holidays.
 - d. A member asked if there was a crack in the pool. That is unknown but possible.
 - e. A member expressed that the current annual fee of \$50.00 was not enough to maintain the pool. Dave responded with an explanation about the budget and what steps would be required if and when a need for an increase became necessary.
9. Annual Meeting
- a. Set up will occur Friday, June 9th at 7PM. Board members and volunteers will meet at the clubhouse for prepare for the Saturday meeting.

- b. Angela will purchase Refreshments for the annual meeting.

10. Treasurer's Report

- a. Charlotte discussed both balance sheets as well as profit and loss statements thru April 2017 with POA members and the board and addressed any questions.
- b. Charlotte gave an update on the annual insurance costs and the need for payment. A question was asked if this needs to be voted on and it was determined that it did not.

11. Other Topics

- a. A POA member requested advance notice of the POA meeting agendas
- b. Lindsay made a motion to post the agenda three days prior to each monthly board meeting; 2nd by Leslee; Motion approved.

12. Meeting adjourned by Dave at 8:21 PM.

Respectfully submitted 5/20/2017

Leslee Merritt – Secretary-CLFPOA