

Canyon Lake Forest Property Owners Association
POA Monthly Meeting
July 20th, 2017

1. Attendance
 - a. Present:
 - i. Bob Hospers – President
 - ii. Lindsay Hartman – Vice President
 - iii. Leslee Merritt – Secretary
 - iv. Kevin Cronin – Building Director
 - v. Loretta Padgett – Pool Director
 - vi. Derek Hafernack – Clubhouse Director
 - vii. Charlotte Hines - Treasurer
2. Guests:

In addition to the board there were approximately 35 POA members in attendance.
3. The meeting was called to order by Bob at 7:02 PM on July 20th, 2017 in the Canyon Lake Forest Clubhouse

Order of Business

4. Introductions of new and returning Board Members.
5. 1965 Deed Restriction effects on POA.
 - i. Bob updated the members present on the findings of the legalities of the Deed Restrictions.
 1. Due to the manner in which the 1997 Deed Restrictions were approved, the CLFPOA must abide by the 1965 Deed Restrictions.
 - ii. Open discussion was had concerning suggestions to replace the revenue lost by returning to the 1965 Deed Restrictions. Suggestions discussed include:
 1. Create an amenity user fee within the bylaws
 - a. Single or Family Pool membership was suggested
 2. Open the pool to non-residents
 - a. Concerns of liability were included
 3. Charge for clubhouse rental
 4. Open the clubhouse rental to non-residents
 5. Sell advertising
 6. Fundraising
 7. Utilize the clubhouse for bands
 8. Increase the transfer Fee's and Resale Fee's
 - a. A motion was made by Lindsay to increase both the resale and transfer fee from \$50.00 each to \$100.00 each; 2nd by Charlotte; Motion approved Unanimously.
 - b. A motion was made by Loretta to charge an expedition fee of \$150.00 for Transfer and/or Resale packages required by requestor in less than (5) days; 2nd by Lindsay; Motion approved Unanimously.
 9. Increase the building permit fee for new residence construction
 - a. A motion was made by Charlotte to increase the building permit fee for new residence construction from \$50.00 to \$150.00; 2nd by Lindsay; Motion passed unanimously.
 10. Utilize email to decrease postage cost
 - a. Members can email permission to use email for communication rather than mail at general@clfpoa.com.
 - b. Charlotte will update the communication preference in the accounting software.

11. Collect past due fee's.
6. Upcoming POA events
 - a. Derek announced the upcoming events planned for CLFPOA.
 - i. 8/9/2017 – Personal Touch Paint Party (\$25.00 fee per chair for supplies)
 - ii. 8/12/2017 - Back to school pool party
 - iii. 10/7/2017 – National Night Out at the Clubhouse
 - iv. 11/2/2017 – Craft Night at the Clubhouse
 - v. 12/2/2017 – Canyon Lake forest Annual Christmas Party
7. Financial Report
 - a. Charlotte provided Both the Balance sheets and Profit and Loss Statements through June 30th, 2017 with a comparison to June 30th, 2016.
 - b. Charlotte addressed questions concerning the financial statements of CLFPOA.
8. Building
 - a. Kevin agreed to write a rough draft of a contract for New Residence Construction permits.
 - i. The board and the attorney will review the draft.
 - ii. Kevin reviewed building plans for a garage addition on Eastview. The plans were approved.
9. Other Business
 - a. Fire Hydrants
 - i. Frank Jack discussed concerns about there not being adequate fire hydrants in the subdivision. Frank agreed to research options.
 - b. Junk in Yards was discussed with a solution suggested to call CCEO Environmental department for assistance.
 - c. Are 4-Plexes allowed in Canyon Lake Forest?
 - i. Answer: no. Deed Restrictions state “Single Family Dwelling”.
 - d. Year round playground access.
 - i. Discussion concerning the possibility of creating access to the playground was discussed.
 1. Current fence is grandfathered and any change would nullify that allowance.
 2. Concern about liability of a playground constructed outside the fence.
 - e. Concern was shared about builders clearing trees from new construction lots.
 - i. Can the POA force builders to replant mature trees?
 - f. Question about the permit cost for add-ons. (i.e. Carports, garages, etc.)
 - i. Answer- Permits for add-ons will remain the same. \$50.00
10. Adjournment
 - a. A motion was made by Lindsay to adjourn; 2nd by Charlotte; Motion approved unanimously at 8:29 PM.

Respectfully submitted 7/23/2017

Leslee Merritt – Secretary-CLFPOA