

Canyon Lake Forest Property Owners Association
POA Monthly Meeting
September 21st, 2017

1. Attendance
 - a. Present:
 - i. Bob Hospers – President
 - ii. Lindsay Hartman – Vice-President
 - iii. Charlotte Hines - Treasurer
 - iv. Leslee Merritt – Secretary
 - v. Loretta Padgett – Pool Director
 - vi. Derek Hafernack – Clubhouse Director
 - vii. Kevin Cronin – Building Director
 - b. Absent:
 - i. None
2. Guests:
 - a. 12 Members were in attendance
3. The meeting was called to order by Bob at 7:02 PM on September 21st, 2017 in the Canyon Lake Forest Clubhouse

Order of Business

4. Bob updated board members and members about the recent car break-ins in the subdivision.
 - a. Neighborhood Watch Program
 - i. Derek provided an update on the Neighborhood Watch program.
 1. Signs ordered – should be up within a month.
 2. If suspicious activity is observed; call the CCSO then email Derek who will share with the neighborhood.
5. Pool Closing
 - a. Loretta updated the date of the pool closing.
 - i. Sunday, September 24th 2017 will be the last day the pool is open.
 - ii. Sunday, September 24th will be Billy's last day for pool maintenance.
 - iii. Loretta made a motion to purchase a \$100.00 gift card for Billy as a thank you for his hard work; 2nd by Charlotte; Motion approved.
 - iv. Chris Osborne offered to fill the pool management position.
6. Clubhouse Water Damage
 - a. The rain from hurricane Harvey caused damage to the clubhouse floor.
 - b. Derek submitted an estimate to repair the floor and Bob submitted his findings as to cause.
 - i. Epoxy seal and paint – Approximately \$7000.00
 - ii. The slab may be cracked and will need to be addressed
 - iii. May be gutter back up.
 - iv. Bob will repair the gutters and dig out a trench for water to flow away from the building
 - v. A proposal for the repair and prevention will be presented at the October meeting
7. From the board
 - a. Vice-President
 - i. Nothing to report
 - b. Treasurer
 - i. Charlotte shared a notice from Wenholtz law firm showing the CLFPOA was served a request concerning records of 354 Lake Forest Drive and their intent to sue for damages in a deck accident at 354 Lake Forest

- 1. Bob will turn this over to the POA insurance and Attorney Susan Rice.
 - ii. Kevin reviewed the document
 - iii. Charlotte shared the Treasurer's report. Profit and Loss and the Balance sheet thru August 2017 with a comparison to August 2016.
 - iv. Charlotte provided data concerning the PEC statement to answer a member question from the August meeting.
 - 1. Of the approximately \$400 in charges, \$100 is for the clubhouse and \$300 is for the pool and well.
 - v. Charlotte updated on the resale and transfer fees as well as the liens that have been paid.
 - c. Building
 - i. Kevin is still working on a proposed contract to be used between the POA and builders.
 - ii. A member, George, announced that he has had very good response from Comal County Environmental Services when reporting property violations
 - iii. George will provide contact information for Derek to add to the CLFPOA website.
 - d. Secretary
 - i. The increased fee's for Resale Certificates and Transfer packages are going well with no complaint from requestors.
 - e. Pool
 - i. Recorded in section 5
 - f. Clubhouse
 - i. Derek provided a reminder for National Night Out to be held at the clubhouse on Saturday, October 7th 2017
 - ii. A member expressed his appreciation to Derek for the new website.
8. Additional
- a. AJ asked for an update on the success of members opting for email notification
 - i. The flow of request has slowed considerable
 - b. AJ offered to go door to door asking members for permission.
 - c. Motion to assign AJ the lead on obtaining more email authorization made by Charlotte; 2nd by Loretta; Motion approved
 - d. Derek will add the information to the website.
9. Adjournment
- a. Motion to adjourn made by Lindsay; 2nd by Loretta; Motion approved
 - b. Meeting adjourned at 7:42

Respectfully submitted 9/24/2017

Leslee Merritt – Secretary-CLFPOA