

Canyon Lake Forest Property Owners Association
POA Monthly Meeting
October 19th, 2017

1. Attendance
 - a. Present:
 - i. Bob Hospers – President
 - ii. Leslee Merritt – Secretary
 - iii. Loretta Padgett – Pool Director
 - iv. Derek Hafernack – Clubhouse Director
 - v. Kevin Cronin – Building Director
 - b. Absent:
 - i. Lindsay Hartman – Vice-President
 - ii. Charlotte Hines - Treasurer
2. Guests:
 - a. 9 Members were in attendance
3. The meeting was called to order by Bob at 7:00 PM on October 19th, 2017 in the Canyon Lake Forest Clubhouse

Order of Business

4. Bob updated board members and members about the lawsuit CLFPOA has been named in.
 - a. The attorney the POA insurance provider assigned to the case has reviewed the case and determined there are no merit and no case law that support the claim.
 - b. The attorney has answered the summons.
5. POA garbage cans
 - a. Derek found that the garbage cans are being used for non-POA garbage. He is installing a game cam to attempt and find the perpetrator.
6. Building Permits
 - a. 1231 Springwater
 - i. Homeowner wants to build a shed
 - ii. Meets criteria
 - iii. Motion by Kevin to approve; 2nd by Derek; Motion approved
 - b. 2745 Fairview Drive
 - i. Homeowner wants to build a carport
 1. Does not meet 30' setback
 2. Bob requests getting neighbor approval
 3. Kevin will contact the neighbor and send the blueprints to board members for review.
 4. Tabled to the November POA meeting
 - c. Eastview Homeowner
 - i. Asked questions about building a carport
 1. Has not requested a permit
 2. Kevin will meet with them outside of the meeting to discuss
 - d. 1250 Bonnyview
 - i. Dustin Lowery of Havenbrook Homes requested status on the request he had submitted on 10/16/17.
 - ii. Kevin answered that it is in review.

7. Pool
 - a. Loretta introduced the new pool maintenance contractor-Chris Osburn
 - b. Chris went over recent findings from a water analysis with emphasis on a high acid reading found on two separate tests.
 - i. Options to repair include; drain $\frac{3}{4}$ of pool and backwash
 - ii. Use a special chemical for 10 days with a repeated 10 days treatment.
 - c. Derek asked for time to review the findings
 - i. Motion to table until November while further research was done made by Loretta; 2nd by Kevin; Motion approved.
 - d. Clubhouse
 - i. National Night Out
 1. Derek reported that National Night Out was a success with approximately 75 members in attendance.
 - ii. Clubhouse Floor
 1. A decision on the clubhouse was floored to the November meeting.
 2. Charlotte is researching the possibility of a Capital Assessment
 3. Bob is looking into possible volunteers for the project
 - iii. Neighborhood Watch
 1. The Neighborhood Watch Signs have been donated by the Comal County Sherriff's Department and have been placed.
 2. Derek provided a list of the historical calls to 911 and the reasons for the calls to attending members
 - iv. Borrowing POA tables and chairs
 1. A member has asked to borrow tables and chairs from the POA
 - a. Derek made a motion to not approve; 2nd by Loretta; Motion Approved 3 to 1 vote.
 - e. Secretary
 - i. Leslee asked to begin the process of amending the Bylaws.
 - ii. Kevin suggested having a separate committee meeting to start with
8. Additional
 - a. Communication with members
 - i. The project of getting authorization from members to use email versus mail for POA correspondence is still under way. A table was set up at the Neighborhood Watch event and was successful. The project will continue.
 - b. Charlotte provided the Treasurer's Report via email ahead of the POA meeting. Both Profit and Loss as well as the Balance sheet through September 30, 2017 were provided. Both include a comparison to September 30th, 2016.
9. Adjournment
 - a. Motion to adjourn made by Kevin; 2nd by Loretta; Motion approved
 - b. Meeting adjourned at 7:44

Respectfully submitted 10/29/2017

Leslee Merritt – Secretary-CLFPOA