

CANYON LAKE FOREST PROPERTY OWNERS ASSOCIATION

November 15, 2018 MONTHLY MEETING MINUTES

BOARD MEMBERS PRESENT: Bridge Alvear, Gary Hines, Chris Hewitt, Loretta Padget, Derek Hafernick

BOARD MEMBERS ABSENT: Kevin Cronin

Guests: 10 members were in attendance

As 5 of the 6 voting board members were present, Gary moved to call meeting to order at 7:02 p.m. Loretta seconded. Motion passed.

- 1) Chris Osborne had knee surgery Oct. 23 (He will be off for another 3 weeks). Rick Barnes is trained as a temporary replacement (he will be paid \$50 per week by the POA.) Loretta moved that Joe Bonorden be approved to split pool maintenance responsibilities with Chris. Pay will be split on an equal basis. Gary seconded the motion which passed.
- 2) Previous month minutes— circulated via email. Corrections were made as received. Derek moved to approve minutes. Chris seconded. Motion passed.
- 3) Derek thanked Bridge for repairs completed to club house . There was no leakage from most recent rainstorm. There are currently 2 reservations for use of clubhouse.
- 4) Chris discussed allowing Eagle Scout troop 806 use the pool for lifeguard training. The troop leader is a CLFPOA member. Details and schedule will be worked out to minimize inconvenience to members. Loretta moved to allow the use of the pool for this training. Derek seconded. Motion passed.
- 5) Bridge gave the financial reports. Bridge has made significant efforts to resolve late dues and has collected \$12,961 in delinquent dues accounts. We are now accepting PAYPAL for dues. Bridge will set up PAYPAL “button” on our website. There were 10 property sales in Oct. and 10 fliers were mailed to new owners.
- 6) Bridge discussed property transfer fees. Our POA has some of the lowest fees in the area. Our resale certificate and statement of account each have a fee of \$100 while other local POA’s have fees of \$125-\$250 for similar services. Bridge moved to raise resale certificate fee to \$125, the statement of account fee to \$150, the expediting fee for title companies to \$175 and the building permit fee to \$250. Loretta seconded and the motion passed.
- 7) Pool workday will be set after the holidays. Chris will see if the Scout troop 806 will be available to help. Potential leak (crack) in the pool will be checked (may be possible to check this without draining the pool)
- 8) Maintenance of the large grass areas was again identified as a problem area- especially after recent rainfalls. More discussions were held related to acquisition of mowing equipment. Loretta moved to spend up to \$2500 for mowing equipment. Bridge seconded and motion passed.
- 9) Derek discussed issue with attorney initiating response to received paperwork without board approval. Gary will draft letter to attorney directing that board approval is required prior to initiating actions on behalf of CLFPOA. Attorney will be directed to contact Pres, VP, Secy (in that order). These individuals will then get board approval. Letter draft will be available for review at Jan. POA board mtg.
- 10) There will not be a Dec. mtg. per previous protocols.
- 11) Thanks to Bridge and Cindy for providing refreshments.
- 12) Gary moved to adjourn. Chris seconded. Motion passed. Meeting adjourned at 8:10 p.m.

Respectfully submitted by Gary Hines – CLFPOA Secretary 12/3/2018