

Canyon Lake Forest Property Owners Association

POA Monthly Meeting

February 21, 2019

Board Members attending: Kevin Cronin, Bridge Alvear, Gary Hines, Derrick Hafernack, Loretta Padget

Absent: Chris Hewit

Guests: 7 members were in attendance

Meeting was called to order by Kevin Cronin at 7:02 p.m.

Derrick Hafernack moved to approve a reduced setback for garage at 1250 Bonney View. Motion was seconded and passed.

Kevin Cronin reported that he was reviewing application for construction at 2429 Westview Dr. but needed more data for final approval. Lots at 466 and 478 Eastview are ready for closing. The closing for the fire damaged house at 1744 Hillcrest has been delayed. Chris Osborne has applied for a permit for a carport at 1357 Hillcrest Forest. Kevin reported that the lawsuit for the 354 Lake Forest property is near settlement.

Derrick and Chris Osborne will complete purchase of riding lawn tractor for clubhouse/pool grounds this month.

Bridge Alvear gave financial reports and status of "over-due" annual dues. Fees for property transfers (\$125), statement of accounts (\$150), new building permits(\$250) and expediting fees(\$175) were raised effective Jan 1. There are now 696 active accounts. Bridge has collected \$1750 from overdue accounts. There are 4 house and 4 lot sales this month. Financial balance has increased \$21,000 due to the very high number of members who have paid the \$60 voluntary assessment.

Bridge is working on the mail-outs for the annual meeting. The timing of annual meeting notices, & annual fee statements (as separate or combined mailings) and the need to specifically approve the "\$60 voluntary fee" each year was discussed.

Gary requested inputs for the annual status letter for this mail-out. Mail-out will be done "in-house" this year so volunteers will be appreciated.

Gary reported that there was liability but not property insurance coverage on the clubhouse. The current property insurance carrier, the current liability insurance carrier and State Farm Insurance are all bidding on both the property and liability coverage (including director's liability coverage). Kevin and Gary will review the bids (coverage, costs, deductibles, exclusions) and report back to the board.

Gary reported that "notices of violations" were issued for properties on Hillcrest Forest and Twilight with excessive trash and debris --as approved last month. It was also agreed to send a notice of violation for a property at 2726 Fair View. 6 unlicensed vehicles are being stored at the site. Two to 3 are being stored on the road right of way outside the fence.

Loretta Padget reported on pool status. Loretta proposed Mar 23 for work day. Current items include removal of old carpet, repairs to rotted boards on pool buildings. Bridge will post pool work day this on Facebook and Next Door.

Loretta also recommended replacing umbrellas and tables with more permanent structures. Loretta will review options and report back to the board.

Member questions and comments were heard and discussed. The pool can be used for exercise classes and but diving is not allowed. The pool cannot be reserved exclusively for adult swim or for lap swims. The "normal" 3 board positions are scheduled to be voted on at the annual meeting (as mandated by the deed restrictions). History indicates additional vacancies are possible.

Motion to adjourn was passed at 8:02.

Respectfully submitted,

Gary Hines

Secretary