

CANYON LAKE FOREST PROPERTY OWNERS ASSOCIATION

POA MONTHLY MEETING MINUTES

April 18,2019

Board Members Attending: Loretta Padget, Bridge Alvear, Derek Hafernack Gary Hines

Absent: Kevin Cronin

Guests: 20 members were in attendance

Motion to call meeting to order was made by Derek Hafernack at 7:01 p.m. Motion was seconded by Loretta Padget and was passed.

Tony Schram was introduced to the board and membership as the potential replacement for Mary Davis as the fitness class director. She was recommended by several club members who regularly attend these classes. The board agreed with those members recommendation.

G Hines presented the March minutes which were reviewed and subsequently approved.

The building permit paperwork for 1295 Eastview was reviewed and the permit was approved by approved by vote of the board. 626 Hillclimb construction was discussed but all paperwork was apparently not completed.

A bill for legal services was received for an old tax lien. Further pursuit of this lien does not seem cost effective. Further discussion indicates that there is not a clear line of communication/authority between the board and the current lawyer. It was recommended that Kevin Cronin (with G Hines as backup) be primary contacts. G Hines will prepare a "draft" letter to lawyer outlining this. Board will review letter at the May meeting

Gary reviewed status of property and liability insurance bids. Current liability carrier (Philadelphia)will not renew coverage after policy ends in June. 2 Agencies have submitted bid for both types of insurance (including property coverage for the clubhouse). State Farm and Germania have both submitted bids for liability and property (including coverage for the clubhouse) Germania bid of approx. \$12,000 was the low bidder. State Farm's bid of approx. \$26,000 reflected much higher liability insurance costs due to their interpretation of recent lawsuit settlement. Current costs of approx. \$8,000 did not include property insurance coverage for the clubhouse. The board agreed to go ahead with the Germania quote. Because of the large difference in the quotes, It was recommended that Gary and Bridge review the quotes with both vendors. We expect on-site inspections by the selected vendor. Mike Martin's recent fire extinguisher upgrades will help with this. In addition smoke detectors will be added at clubhouse and pool pump house.

Gary reviewed status of current violation letters. Some improvement can be seen with the unlicensed vehicles at 2726 Fairview. More needs to be done so a second letter has been sent.

Loretta Padgett reported on pool status and preparations for May 4 opening. Volunteers are requested for painting, carpet work on Apr. 20. One sun shade (tarp and metal poles) will be installed. Chris Osborne and Joe BonOrden have made good usage of the new lawn tractor.

Bridge Alvear gave detailed updated financial reports. He also presented revised proposed budgets based on the updated insurance estimates. After further review, the budget was accepted.

Preparations for the annual mtg. were reviewed. There will be 6 board vacancies for the coming year. Postings will be made on FACEBOOK and NEXT DOOR regarding these open positions. The draft of the letter for the mail-out was given to board members. The mail-out will be by email and by letters sent by the same company used in previous years.

At the Mar 21 meeting members raised questions about the recent Grandview Forest fire response. Gary and Bridge reviewed water supply questions with the Canyon Lake Fire and Canyon Lake Water Supply companies. The Canyon Lake water company is responsible for the water supply system for domestic and fire water protection usages. The fire department provided current maps showing fire water pressures and flows within the CLFPOA. It is very apparent that the current building surge is stressing the system. Volunteers were sought to work with the fire dept. to highlight priorities recommendations to the water company for system upgrades.

Several suggestions for board review were made by members :: start meeting with pledge of allegiance; provide dumpster semi-annually for trash removal and provide volunteer assistance to members who need help clean-up of this type of trash; fee for clubhouse usage to cover clean-up costs; get formal estimates for clubhouse floor removal/upgrades

It was moved, seconded and approved to adjourn at 9:03

Prepared by

Gary M. Hines Secretary CLFPOA