

CANYON LAKE FOREST PROPERTY OWNERS ASSOCIATION

POA GENERAL MEETING MINUTES

July 18, 2019

Board Members Attending: Loretta Padgett, Monica Orms, Lindsay Hartman, Cecilia Torres, Gary Hines, Melissa Gonzales, Charlotte Hines

Board Members Absent: none

Guests: 14 members in attendance

Motion to call meeting to order was made at 7:08 p.m. Motion was seconded and was passed.

June annual meeting minutes were approved as issued by G. Hines.

ACTIONS PRESENTED FOR VOTE

Pool computer status – Computer was damaged when card entry controller was vandalized. The age of the system and lack of support from the software vendor have made these repairs difficult. New gate controller, new computer, updated software and consultant input are required to restore system operation. Prices will be obtained to replace worn chairs and loungers. Security cameras will be installed to prevent future security violations. Cameras may need to be hard wired unless WIFI service is changed to pool area.

Gary Hines – Unlicensed vehicles represent appearance and safety issues. Gary and any other volunteers will explore options to assist members in removing these vehicles.

Monica Orms – Fire hydrant status – CLFPOA role will be to work with the Canyon Lake Water Service Company and the Canyon Lake Fire Department to identify areas where water supply is inadequate. CLFPOA members are encouraged to notify the POA of water supply/pressure issues.

Building Permits were approved for 768 Canyon Bend, 1532 Hillcrest Forest, 2988 Westview Drive, 2440 Grandview Forest, and 1743 Westview. A building permit request is in progress for 681 Canyon Bend. Approval was given for 471 Eastview to combine 5 lots into 3 building sites.

Melissa Barnes Gonzales – Clubhouse – AC units need cleaning and 1 unit needs repair or replacement. Installation of central air was discussed but low usage time makes this difficult to justify. Ceiling insulation is in place but some ceiling tiles are missing. Volunteers were requested to assist with system evaluation/cleaning/repair.

Clubhouse rental- Charges for cleanup have been part of security deposit but are normally returned. We will review charging a \$100 cleaning fee and contracting this work. Floor cleaning/repair/upgrading were discussed.

Treasurer - Hector Ramirez resigned as Treasurer and Charlotte Hines, co-treasurer, agreed to be treasurer. Amy Bonorden agreed to be co-treasurer. Motion was made approve both changes and to add Amy to the checking account as a signator. Motion was seconded and approved by the board.

Treasurer reported a positive effect of increased fees and permits over \$6000. New Liability insurance is in effect and increased premiums are shown on the financial reports. There is a net income increase of \$2000 versus the previous year.

Approximately 25 members have made donations in excess of the annual \$60 assessment. Gary will write thank you notes to these members.

OTHER BUSINESS

Charlotte proposed that a laptop be purchased to keep the books on. That way when the co treasurer fills in, the computer can be given to her and everything will be kept on that computer instead of Charlotte's personal computer.

Different access to the current playground or construction of playground that can be accessed when the pool is not open was discussed. Security issues will have to be evaluated. Lindsay will put a poll on Facebook to evaluate the level of interest.

The need to replace/enlarge/upgrade the existing entrance sign was reviewed.

Options to increase meeting attendance (particularly from new members)were reviewed.

Input is needed from members regarding potential facility upgrades. This input will be used to prepare 2 or 3 proposals for vote at annual meeting.

It was also agreed that only one member of any family on the board should vote on any given motion. If there are 2 members of same family on the board, one will be abstain on any given vote.

The meeting was adjourned at 8:10.

Prepared by

Gary M. Hines

Secretary, CLFPOA

July 31, 2019.

