

CANYON LAKE FOREST PROPERTY OWNERS ASSOCIATION – 2020 ANNUAL LETTER

YEAR IN REVIEW-

Greetings Canyon Lake Forest POA members!

What a whirlwind of a year it has been! We are happy to say we made it through the year and have accomplished quite a few things that we hope you will be proud of as a community!

At this time last year, we had to replace our security entry system at the pool due to a break in and vandalism, which was very expensive, time consuming and caused our members to have issues with some cards and delays in re-opening the pool. That was finally resolved, and it was determined that to prevent future vandalism and misuse, we should install security cameras to protect the property. This was accomplished with minimal expense by having an existing phone line moved from the clubhouse where rarely used, to the pool area as an internet line and 2 cameras were installed. We had a great neighborhood pool party and pot luck on July 6th with fun was had by all. Turned out a great summer and the pool was open right up until our well attended National Night Out Event on October 1st, complete with food, firetrucks, face painting, music and games for kids of all ages. It was wonderful seeing so many of you there and hearing the latest from our local law enforcement officers.

A priority that rolled from the prior year was adding fire hydrants to protect areas that were not sufficiently covered. We worked closely with the fire department to assess our needs and abilities and we were then able to negotiate with the water department for them to pay 50% of installation costs which resulted in a total expenditure to the POA of \$5,000 to add 2 new much needed hydrants which were installed right at year end.

Another priority was much needed repairs on the pool structures before opening for another season. After obtaining multiple bids from insured contractors, as required by our insurance policy, we were able to select a reputable company to repair, replace, patch and reinforce the bathhouse and poolhouse to be sure they will continue to last many years to come. However, once the broken lattice was removed from the cabana, as expected, the cabana structure was found to be unstable and unsafe. The cost to take off the roof and replace with a more open metal structure was comparable to the cost to do the required rebuild of the structure to make it safe and sound, so we voted for the metal structure that will need minimal maintenance or repairs for many years. The flooring was reinforced from below but the same wood was screwed down where it had been nailed. All structures were caulked and painted in a new color palette for aesthetics as well as protection from the elements. Finally, we bid out our regular pool maintenance services and have secured a professional service that covers twice weekly maintenance with chemicals included at a significant savings annually. We hope we all get to enjoy the pool very soon!

Some clubhouse repairs that had been approved earlier in the year such as gutter and trim repair and a/c replacement were pushed back due to the Covid-19 pandemic and will be added to the list for this summer, as well as some additional maintenance/repair items to be discussed and prioritized at the Annual Meeting.

On another note, we had a highly active sales and building year with 73 sales and transfers and 39 building permits issued. This fee income alone paid for our fire hydrants and pool repairs and updates. Fortunately, we did not have to go into member dues to cover these expenditures, however, we do have some large ticket items to address in the upcoming year which brings us to budget which will be

submitted for approval at the Annual Meeting and summarized below. Additionally, in an effort to streamline workflows, save annual costs on computers, software, and backup drives and most importantly, to improve the member and volunteer Board of Director experience, we transitioned from a desktop version of Quickbooks to a cloud based online version with automatic backups, allows for multiple users, offers 24/7 support, and shares real time data across users to ensure we can all access the latest and greatest at our fingertips. This platform also allows us to support, cross reference and double check each other. We feel this provides a huge efficiency boost that has advanced our abilities quite a bit.

****MENTION OF SPECIAL THANKS – We want to thank AJ Champion, Jenny Ayala, Joe Bornorden, Mario Gonzales and Chris Orms for all the times they stepped in and volunteered to help us throughout the year! We so appreciate all your support!*

2020-2021 PROPOSED FISCAL YEAR BUDGET –

Total Assessments Required Based on Previous Year’s Expenses - \$40,333 (not including non-recurring)

Authorized Mandatory Assessment \$24

Elective Assessment \$36

TOTAL REQUIRED ASSESSMENT to meet min. needs \$60

Proposed Collection 709 Owners \$43,066

Collection based on 631 Owners Currently Paying \$37,860*

***79 aged accounts/many with liens or unable to locate**

****Shortfall and any additional capital improvements (over 20% of annual dues) to be covered by fees/permits and donations****

PLEASE BE SURE TO MARK THE PAPER BALLOT FOR OR AGAINST THE BUDGET SO THAT BILLING CAN BE RELEASED AS SOON AFTER THE MEETING AS POSSIBLE.

ELECTIONS

There will be 5 open positions to vote on. Three are for 2 year terms and 2 are the completion of appointments made due to unfulfilled terms last year. Amy and Bonnie are submitting their nominations to complete the terms for which they have already served 1 year, but now must be voted on by membership. We have received 3 nominations for the 5 positions so we are hopeful that 2 members will be moved to nominate themselves from the floor. Once the candidates are voted in, the board will select who will be filling each position. Please consider volunteering!

****See next page for Nominee Introductions*****


NOMINEE INTRODUCTIONS

AMY BORNORDEN

I have lived in Canyon Lake Forest since 2016 and served as interim Treasurer of the POA for the past 10 months. I am running for a 1 -year term to fulfill the Board requirement of 2 years of service. I love my neighborhood and want to see it continue to improve in both the infrastructure and atmosphere.

BONNIE TAYLOR

My name is Bonnie Taylor and I've lived in the Canyon Lake Forest subdivision for over 21

years. I'm convinced that It's Texas' best kept secret.  I was born into a military family so it's no surprise that I, too, became an Air Force airman. I retired in 2011 after 28 years of service. I current work full-time for the Department of the Air Force in Human Resources. I love animals! I enjoy spending time with my two cats (when they want to, of course), and look forward to adopting more rescues when I retire. When not working, I mentor at St. Jude's Ranch for Children and volunteer at my church, Community Bible Church of Bulverde. I would be so honored to continue on with the CLFPOA for another year!

RUBEN ROBLEDO

Ruben Robledo and his wife Angelica live in Fair Oaks Ranch and own a small house on Hillcrest Forest. Ruben is the President/CEO of Citizens State Bank of Luling and works out of the San Antonio branch. Mr. Robledo has held various community board positions in the past and is a former Rotarian of 18 years.

Board Positions: CCAISD School Board almost eight years with 3 of them as president.

Van Horn Chamber of Commerce Board

Rotary president 2 years

Van Horn Golf Board president

The Robledo's purchased their home for pleasure in 2018 and plan to retire here in the next few years.