

CLF POA – Annual Meeting Minutes – June 13, 2020 (Covid-19 Protocols followed)

Board Members Attending: Loretta Padgett, Monica Orms, Melissa Gonzales, Amy Bonorden, and Bonnie Taylor Board Members Absent: None Guests: 54 members in attendance

Motion to call meeting to order was made at 10 a.m. Motion was seconded and was passed.

May annual meeting minutes were approved as issued by B. Taylor.

REPORTS GIVEN BY COMMITTEE CHAIRS AND ACTIONS PRESENTED FOR VOTE

Melissa Gonzales (Pool) –Melissa thanked Loretta for all the work she has done over the last two terms and helping train and transition the pool duties over. Loretta has fulfilled her term and will not continue with the board. Melissa reviewed the events of the year including break-in last summer that required all new panel and gate mechanism, computer updates, adding 2 security cameras, a great pool party in July, 4 new loungers and 10 new chairs were added, we had a well-attended National Night out event and completed extensive pool house, bath house and cabana repairs/maintenance and updates. Pool service/maintenance was bid out and we now have a year-round professional service, including chemicals, at a substantial annual price reduction.

Melissa Gonzales (Clubhouse) – The entry doors were re-keyed and we now maintain a key log, hired a cleaning service to clean monthly, and have increased overall rentals prior to the Covid-19 outbreak. Previously planned repairs to the clubhouse have been delayed due to Covid-19 and the facility not being used. Additional cleaning protocols are being put in place due to Covid-19 after all events.

Monica Orms (Building) – This past year we issued 39 building permits for new construction and additions. Requests were submitted for the following permits - 1540, 1552 Westview Court, pending septic permits, 2549 Westview Dr., 2414 Grandview Forest, 1015 Hillcrest Forest and cedar trimming on Circle Drive. Monica moved to approve the requests pending the two septic permits. Move was seconded and all in favor, motion passed. Upon discussion, it was clarified that we can send courtesy letters when we receive a complaint but as far as what we can enforce, it's very specific and our deed restrictions say it has to be noxious, offensive, a nuisance, or unlawful. If something is unlawful, it should be reported to the Sherriff's office right away. The Comal County Engineer's office is very responsive to issues related to junk cars or environmental hazards.

Amy Bonorden (Treasurer) – One of the improvements made this year is transferring over to the Online QuickBooks, rather than desktop, which gives all directors real time access to do their jobs much more efficiently and transparently and has auto backups with 24 hr help desk, all at a savings overall. This year we had 73 sales and transfers of properties. In May, annual post cards were sent. Also, Melissa sent out a verification email to make sure we had accurate email addresses. By agreeing to receive information via email saves the POA money. Invoices will go out Monday, 15 June, after budget vote and approval at this meeting. Amy reviewed the 2020-2021 proposed fiscal year budget for consideration.

Monica Orms reviewed the handouts of the Statements of Financial Position and Statements of Financial Performance for FY20. She thanked the 20-30 members that choose to pay more than the \$60

assessment and shared how impactful those additional funds can be. Year End Financials with side by side results will be posted on the website prior to the next meeting.

Loretta introduced Nominees: Amy and Bonnie returning to fulfill incomplete terms and Ruben Robledo. All nominees introduced themselves and ballots were distributed, reminding that anyone from the floor can write themselves in to be voted on. Two non-board members counted the votes while New Business continued.

NEW BUSINESS

Melissa reviewed potential capital improvements and the estimated costs to consider and prioritize. After much discussion, it was decided a poll will be posted for greater member feedback in the next few weeks. A member voiced concern over road area in front of the clubhouse being used by non-member traffic. Discussion ensued and we agreed more "Private Property-No trespassing" signs would be added and Monica mentioned the commissioner was coming after the meeting to address boat ramp issues and plans the county has to curb.

Monica addressed possibly re-opening the pool and provided insurance, health department and CAI data and policy requirements. After much discussion on both sides of the argument, it was agreed that we would utilize a Risk Assessment Tool that two members recommended from the floor. A lawsuit could potentially bankrupt the POA, whether warranted or not, so it was agreed the pool would remain closed at this time, the assessment would be done, and updates would be provided via web page and social media.

Announcement of Board of Directors and Budget Results:

The results of the ballot were announced and annual budget was approved. Amy, Ruben, and Bonnie were elected to the board as well as Deon Royster who was a write in.

Bonnie discussed committees needed - Sports Courts Committee, Beautification Committee, Social Events Committee and Communication/Social Media Committee. One member, Shaun Royster, volunteered for the Social Committee.

OPEN DISCUSSION:

Questions regarding Airbnb's being allowed to operate in our neighborhood were asked and answered. Questions regarding parking and boat ramps were also addressed. Ms. Donna Eccleston, Comal County commissioner, Precinct #1, spoke after the meeting with updates regarding parking and more specifically, plans to improve boat ramp #5 area.

Next monthly meeting will be 16 July at 7 pm in the CLFPOA clubhouse. All "Open Texas" restrictions will be followed.

The meeting adjourned at 11:56 am.