

CANYON LAKE FOREST PROPERTY OWNERS ASSOCIATION

FEBRUARY MONTHLY MEETING MINUTES - May 21, 2020

Board Members Attending: Monica Orms, Melissa Gonzales, Loretta Padgett and Bonnie Taylor (remote, via telephone due to current situation: Covid-19)

Board Members Absent: Amy Bonorden

Guests: 8 members in attendance

Motion to call meeting to order was made at 7:00 p.m. Motion was seconded and was passed.

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

REPORTS GIVEN BY COMMITTEE CHAIRS AND ACTIONS PRESENTED FOR VOTE

Melissa Gonzales (Pool) –Melissa briefed that the maintenance and repairs to the restrooms and cabana had been completed and that the cabana required a more extensive remodel due to instability after removing the lattice around the structure. The sides and roof were removed and replaced with a metal structure that won't rot or need much maintenance for many years to come. The sides were finished to the back of the bench seating in Hardie siding and all structures were reinforced, caulked and re-painted on the exterior. The building now has a great cross-breeze for airflow and cooling. The pool is still closed due to Covid-19 restrictions. (More to follow in Open discussion below.)

Melissa Gonzales (Clubhouse) – There are maintenance issues that need to be addressed. After the heavy rains a couple of weeks ago, there was water seeping under the exterior base flashing at the front left of the building and pooling on the floor. It appears the wood has swollen and created a backflow into the building so we will need contractor opinions to confirm and estimates to repair along with the previously discussed repairs that have been budgeted for rotten trim, rusting gutters and some interior trim repair.

Monica Orms (Treasurer) – In Amy's absence, Monica did a brief review of the financials and explained we have recently collected another \$1,100 in lien payoffs and one of the large insurance premiums were paid this month. The Annual Notice postcards were mailed 14 May and annual billing invoices will be mailed out after the Annual Meeting, as the budget must be approved before they can be mailed. Monica voted that we have a Reserve Study done if we can get it done for \$300 or less. There was a second motion, all present agreed, motion passed.

Monica Orms (Building) – Monica shared that new building permit requests had slowed, possibly due to Covid-19. There have been 2 new construction requests (729 Canyon Bend – pending septic permit and 1576 Valley Forest). All documents and permit fees were submitted

and meet all guidelines with one pending septic permit. Monica moved that we approve, pending the septic permit needed. Melissa seconded and all in favor. Motion passed.

OTHER BUSINESS

Melissa briefed on the Spring Fling. We posted a poll online, but there were not a lot of votes or input. Shortly after posting the poll, the pandemic occurred. However, Melissa, Monica, and Amy did have a workday to repaint all the benches, hang new privacy curtains in the toilet and shower areas and mow and weed eat the property with help from Monica's husband, Chris. We are hoping to have a clean-up in the Fall, provided we can solicit more volunteers to tackle some challenging projects to beautify the area.

Board positions: We are seeking nominees for the five board positions to be voted on this year. Amy and Bonnie's positions were appointments due to vacancies, so they have both agreed to run to complete their terms for one more year. We are also looking to establish some committees such as Social, Beautification, Communications, etc. once all board member positions have been filled.

OPEN DISCUSSION

Some members in attendance that own property adjacent to the clubhouse asked the board to consider selling a small slice of the POA Property to the left of the clubhouse driveway to them under the condition they would pay related costs maintain that area and in an effort to make their property more cohesive and prevent so much thru traffic. They offered to pay for the attorney review to see if the POA can even sell the property and under what conditions. Many factors were discussed such as costs, price, survey needed, and realtor's opinions of value. Once we have more information to share, we will bring this back for discussion. We are in discovery stage at this time.

POOL OPENING. There was discussion on whether to open our pool while under restrictions to maintain the 25% occupancy limitation in accordance with the governor's rule. Our pool can support 106 people on a normal basis, so 25% would mean approximately limiting attendance to 26 people. After much discussion, it was voted that the pool would be opened 1 June provided we did not get any adverse information to prevent us before then and that the government continues the "Open Texas" path. It was decided that we could entrust our members to self-enforce the governor's recommendation of 25% attendance, social distancing and sanitation requests. There will be new signage stating these rules and additional sanitation protocols.

Next meeting will be the annual meeting, 13 June at 10 am in the CLFPOA clubhouse. All "Open Texas" requirements will be followed. Nominees will be posted along with the Annual Letter and Budget prior to the meeting. The meeting adjourned at 7:48 p.m.