

# Canyon Lake Forest POA–Annual Meeting and Election

## Minutes June 11, 2022

Board Members in Attendance: Bonnie Taylor, Monica Orms, Idan Mazuz and Daniel Lynch and Alva Franco Quorum established.

Board Members Absent: Taylor Fest

Members Attending: 55

Meeting called to order by Bonnie Taylor at 10:00 am.

Bonnie Taylor led us in the Pledge of Allegiance

Alva Franco asked members to review the minutes – motion was made to approve as issued, 2<sup>nd</sup> and passed. Minutes also posted on our website for review.

Our guest speaker, Sherriff Deputy Trevino, shared that our neighborhood community crime statistics was one of lowest in the area. He advised any issues/crimes should be reported so they can get more accurate statistics. Ramp issues were brought up and he advised that there weren't enough deputies to watch the ramps constantly. A member asked the question regarding issuing parking tickets at the boat ramps and he said they had issued tickets and hauled a car parked illegally at the Comal Park. He advised calling the non-emergency number of 830-620-3400 to report issues like parking violations.

The annual review letter was read by Bonnie Taylor and posted on the website for the record.

Ballots were passed out to vote for the Annual Budget and for the Clubhouse Director. Three non-board members were selected to count the ballots.

Monica discussed the term years for the board of directors and how the rotation of officers should work with a full board which would mean half of the board rotating each year since terms are for 2 years and positions 1, 3, 5 and 7 are to be voted/installed on add years and positions 2, 4 and 6 on even years.

### **Reports given by Board of Directors –**

**Pool Report** – In Taylor's absence, Idan discussed the various repair issues causing the pool to become green, with plans for repair the following Monday or Tuesday. He noted that preliminary bids to have the pool resurfaced, autofill and light added and the deck surround done properly are in the \$55-\$60K range at this time. To refurbish the vintage slide it would be less \$1,000 compared to \$3-\$5K for a new one installed. A sprinkler system is recommended in order to prevent dirt and other things from coming into the pool and messing up pool systems. Property owners of Airbnb should not be giving out pool cards to non-residents. If you encounter any issues at the pool, please send an email to [pool@clfpoa.com](mailto:pool@clfpoa.com) with specifics about the date and time of the incident so cameras and card reader can be reviewed accordingly. Members are allowed to bring their family members and guests but it was agreed that all guests should be accompanied by a member and no vacation renters should be allowed to use pool cards without members present.

Idan reported that two ac's had been replaced and the other two need to be replaced so that we have matching units as models and styles can quickly change. This will cost roughly \$4,000 for units, labor and trim reinstall and paint. There are other updates the clubhouse could use such as new urinal in men's bathroom and new flooring, however, we will vote on priorities later in the meeting.

**Building and Compliance Report** - Daniel Lynch – Building permits are down this year from last year. Daniel reviewed the 1710 Trail Ridge property and noted the attorney has sent final notice letter for compliance and after that cure time passes, the lawsuit should be filed. There will be a \$5,000 retainer to file. The county has also had a lawsuit against the property owner. Some issues have been fixed as a result, however the POA still has restrictions he is violating that must be pursued.

559 Twilight- fees and docs have been paid and submitted- Motion to approve- 2<sup>nd</sup> and approved.

545 Canyon Bend - Lot split- 1032 and 1033R - Motion to approve- 2<sup>nd</sup> and approved

Discussion around the permits for tree cutting trees - Prior approval is required to cut down any oak trees, though basic trimming for safety or cleanup do not require board approval.

**Treasurer's Report** – Monica Orms – what we spent this year on everything: \$49,232. Mandatory assessment is \$24 however for the last four years members have been voted to pay the addition special assessment of \$36 to total \$60. Proposed collection of 709 property owners would be \$42,790. However, based on the average of 638 owners, collections will likely be closer to \$38,280. Monica explained the shortfall and reserves are only built by the fee income from building and transfer/resale fees and additional contributions from about 20 members each year.

Monica led the Capitol Reserves Priorities discussion - A show of hands was requested after needed updates/repairs were discussed at length and the votes showed the following priorities – 1) Continuing to save for pool updates should be the top priority to be completed in the next 1-3 years depending on how the pool holds up and reserves we are able to continue to save in next year 2) Legal expenses to ensure our restrictions are protected and upheld 3) Replacement of additional 2 A/C units, reserve for Fridge we expect to go out shortly and 4) Sprinkler system around pool area before next season.

#### **New Business:**

Gary Wilhelm was voted to the position for the new board member and the Budget was approved as presented .

Building Committee: Rick Johnson was named the chair.

Pool Committee: Cynthia Frater was named as chair.

Tennis Committee: 4 members volunteered to help Drew Cantwell (chair) with potential fund-raising event for the courts areas - Cheryle Rutledge, Cynthia Frater, Susan Liming and Gary Liming.

Member inquired about having pool time for the seniors. Recommendation was made that the pool could open early at 8:00 and that could be senior pool time! We could say senior hour but we can't keep anyone else out.

#### **Old Business:**

Bonnie opened the floor for discussion and any other volunteers – no further response.

Motion was made to adjourn and 2<sup>nd</sup> passed at 12:10 pm