**Canyon Lake Forest POA – September 15, 2022 Meeting Minutes**

**Board Members in Attendance:** Bonnie Taylor, Idan Mazuz, Daniel Lynch, Taylor Fest, Gary Wilhelm, and Alva Franco-Quorum Established

**Board Members Absent:** Monica Orms

**Members Attending:** 23

Meeting was called to order by Bonnie Taylor at 7:01 pm.

Alva presented copies of the minutes for review and stated they are also posted on the webpage – Bonnie made the motion to approve as issued, 2nd by Daniel and passed as issued with no corrections.

**Reports given by Board of Directors** –

**Pool Report** – **Taylor Fest** reported the problem with the filters has been resolved by removing all the old sand in both filters and replacing with new. The algae problem was then cleared, and the pool has been filtering much better since.

The pool company we have been using is working out well and the pool will be open until the first weekend in October, then they will start coming once per week, instead of twice per week.

Question from member inquiring about the overall expenses for the maintenance of the pool in relation to income. Response from POA and members was that they were expenses that were necessary to continue to have the pool open. Also, members responded that the pool and club house are what add value to the POA. Taylor mentioned that the number of daily pool users increased quite a bit this year over last year.

**Building and Compliance Report – Monica sent report for Daniel and Bonnie presented –**

There are 2 new construction permit requests for the properties listed below -

151 Circle Dr. - New build asking for a 3’ variance in the front of the house, all fees are paid

1589 Hillcrest – New build all docs received and all fees paid

Bonnie moved to approve the two properties and Taylor 2nd, all in favor and passed.

**Compliance:** Oak trees were being cut down without approval, so Daniel requested they discontinue the cutting of the trees.

**Treasurer’s Report** **– Monica Orms** – An update on financial highlights was reported by Bonnie Taylor for Monica Orms. Financial Statements will be posted electronically on the webpage. There was further discussion about how much was being spent on the maintenance of the pool and asked if records of users can be provided via report. Taylor said that a report can be run via specific dates. Members stated concerns about vacation rental owners leaving cards for renters to use and the liability in case of accident. Our rules state that members musts be present with guests so our insurance policy should cover us in any case.

Member brought up the question in raising the POA dues or charging extra to people who want a pool card versus giving free cards. The board responded that no dues can be increased without positive vote from 67% of all members and our CC & Rs do not allow us to charge more to people who use certain facilities versus those that don’t, but we can pass on extra expenses, which we do for 2nd and lost cards as well as for cleaning of the clubhouse after use.

**Clubhouse Report-Gary Wilhelm** – Reported he completed an audit on the clubhouse and found a few items that need to replaced/fixed.

1. Replace smoke detectors 2. Septic pump out of date 3. Men’s bathroom (toilet and door handle). 4. Freezer needs defrosting 5. Replace some rotted trim 6. Fire Extinguishers inspected

Gary mentioned some of these items listed he is able to handle himself and a member inspects the fire extinguishers for us as a courtesy so Gary confirmed he had his number.

There was discussion regarding some of the roads around the clubhouse and pool driveways that need some repair and whether the POA should pay any portion toward the road behind the private homes past the gate at the end of our property. That discussion was tabled for now until more research can be done.

**New Business:**

* Member reported a house on Eastview that appears to have a trailer with utilities hooked up
* Member inquired about the rules on ownership of horses and BOD confirmed our deed restrictions do not specifically address animals.
* Guest Speaker: Doug Leecock with the Canyon Lake Boat Ramp Community Alliance (CLBRCA) reported that an allocated amount of $1,000,000 for the ramps has been set aside from the county funds. He reviewed issues at various ramps and stated that Ramp no. 5 is currently being worked on which include repairing the rock pile created from power piling when loading boats and repair of our street light. The County and COI are developing a long-term plan to improve the access at the boat ramps.
* POA plans a clean-up in the fall. The dates selected to vote for are October 22nd or November 5th and will be on the webpage to vote on for the fall clean up prior to next meeting.

**Old Business:**

1. In reference to the Trail Ridge home a lawsuit has been filed against the owner has one more week for the owner to respond and then it will go to the next level of coordinates
2. Trailor showed up on Hillclimb with utility cable running across the street and that was shut down.

Bonnie opened the floor to members – no further discussion - Meeting adjourned 7:58 pm