**Canyon Lake Forest POA – June, 2023 Meeting Minutes**

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

**Board Members Absent:** None

**Members Attending:** - Meeting was called to order by Bonnie at 10:04 PM

Bonnie commenced with roll call – all present, then she led the Pledge of Allegiance to the Flag

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

Bonnie read the Annual Letter – A Year In Review.

**Reports given by Board of Directors** –

**Pool Report** – **Taylor Fest**

The Pool renovation is almost complete with a few outstanding items but we hope to open by next Friday, June 16, 2023. There are some issues with discoloration, possible hydration spots in the plaster that are still being resolved with the contractor. We have paid 2 of the 3 draws but we need to discuss options regarding the 3rd/final draw in relation to the plaster issue and possible resolutions they have proposed. We have kept good records regarding balancing the start-up chemistry and have been brushing the pool twice daily, as required for 30 days after new plaster is applied. Our pool service has been brushing every weekday morning and we have had amazing volunteers brushing on weekends and evenings. Monica recognized and thanked all pool brush volunteers by having those members in attendance stand. In total, 14 members volunteered over the last month with brushing the pool daily.

Monica explained the option for resolution provided by the contractor which was to apply an acid treatment that would take approximately a week for the water to be re-balanced to swim. They feel this will solve the issue and are requesting final payment (15% for a total of $9,181) as they feel this falls into the warranty area verses completion. The floor was opened for discussion of whether we should offer a portion of final draw, try the process to see if it corrects the problem and multiple members spoke up. Several members with experience in concrete, pavers, etc,, said they are familiar with acid treatments on concrete and expressed grave concerns about how that would effect the top layer of our new plaster. We asked for a show hands regarding amounts to offer (5, 10 or all 15%) and withhold of final draw and members voted by show of hands that we not proceed with the acid wash unless/until we can get 2 more pool companies to give their opinions of what may have caused issues and their professional suggestions to resolve. Once we have those, we will determine whether to try acid wash and we may have to speak with our attorney regarding our options. Monica mentioned that the contractor may place a lien on the property for payment and after further discussion, we voted again by show of hands, the majority of membership preferred to take our chances with a lien in hopes the contractor will want to resolve without issues. Monica made the motion based on feedback from membership that we wait on the acid treatment until we get two opinions from other pool contractors regarding the best solutions and what they feel may have caused the issue, and not to pay the final draw amount at this time since this problem was raised to the builder on May 14th and we still don’t have their proposed solution in writing, as requested. Motion was 2nd by Daniel and voted all in favor, motion passed.

Taylor mentioned there is some trim on the pool buildings that need some sanding and painting.

**Building and Compliance Report – Daniel Lynch**

We had 15 new building permits and 1 addition permit this past year, which is down from year.

Daniel mentioned the Trailer Ridge problem that has been resolved. He stated that we still have a few violation issues outstanding.

**Clubhouse Report-** Gary Wilhelm

Gary mentioned the building survived the freeze and storms which was great.

He stated that we have been averaging about 1 rental per month over this fiscal year and that the only facility issue outstanding was potentially the men’s restroom not flushing well and that the toilets may need to be replaced soon and there are some ceiling tiles that need to be replaced.

**Treasurer’s Report** **– Monica Orms**

Financial reports and proposed budget were presented with copies for members to review. Monica went over both the Statement of Financial Performance and the Statement of Financial Position and reviewed the highlights of both the income and expenses that feed to the Budget to be voted on. Monica reviewed the proposed Budget and explained the pool expenses for renovation are a non-recurring expense so that expense is not calculated into the Budget for assessment needs. Monica asked if there were any questions - No questions were asked after review.

**Voting**

Bonnie asked for 3 volunteers to collect and count the voting ballots and explained the process for voting. Bonnie explained that 6 board positions are available and one member that has completed one year of the two-year term will remain on the board. A list of nominees was passed out and each nominee was asked to introduce themselves. The following members introduced themselves and their reasons for being interested in a board position. Nominees in attendance were – Debbie Hardie, Pam Rabke, Alva Franco, Monica Orms, and Melissa White. Erin Lynch was not in attendance as she was ill but her husband spoke on her behalf.

Also, Bonnie reminded members that they could still nominate themselves from the floor and be added to the ballot. No additional nominees came forward so ballots were passed out for vote and collected a few minutes later to be tallied in private by the 3 volunteers.

**New Business:**

Priorities for maintenance and capital improvements were reviewed:

Tennis/Pickle Ball Courts – to update and bring up to code we would have to move the fence and pour concrete and reinstall the fence, add surface and striping for both tennis and pickleball and also update basketball court at the same time. Estimate $12,000 - $15,000 – need 3 bids

Clubhouse repairs potentially needed - budget about $1500 for these items including septic tank being pumped, lines inspected and possible toilet repairs. Also, we need some new ceiling tiles and will replace A/C units as they go out. Two are new but two are older, however, they are still working well.

Pool needs to replace or paint the fascia of the pool house and need to repaint bathroom ceilings and floors – estimated cost of $1000

Shade structures – Add metal shade structures over the 3 benches by the pool an estimate of $1,000 to $1,200 each for a total of $3,600 - need 3 bids

Taylor mentioned that after the freeze that are still limbs that need to be removed that were not discovered during the spring cleanup because they were so high, however, a few more limbs have fallen and exposed some broken limbs up very high that need to be removed. We will see if we can get volunteers or will need those removed professionally. Cost $500 - $2,000

Monica addressed that the slide needs to be removed due to sharp mental exposed and fiberglass splintering that could cause danger. Estimates to replace it were between $2,000-$3000 last year but at this time, we feel the current slide needs to go for safety reasons. Taylor and Daniel volunteered to remove the old slide prior to pool opening.

Monica also brought up the road by the clubhouse that people are starting to use and is causing damage. Suggestion made is to possibly placing stones to block it to eliminate the cars from crossing.

The members prioritized how to utilize the $11,000 (e) currently available over our reserves which are now at roughly 2 times the annual budget. Discussion was had regarding whether we should continue to grow reserves, make improvements with funds available over that amount we currently have until we have collected more assessment/fee income, or go further into the reserves we have at this time. By show of hands, majority of members voted to only use funds over the 2 year reserves until more has been collected in assessments/fees to make up the difference. After a show of hands regarding priorities from the membership, Monica moved that we utilize the funds now available for:

1. Shade structures at the pool as well as regular maintenance (est $3,600)
2. Update tennis court to add pickleball, move fence and resurface all three courts (est $12,000-$15,000) provided we get the 3 bids and any funds not available from reserve surplus (over 2 years held in combined balances) to be set aside for this project. A member volunteered to chair the committee and possibly do a fund raiser to obtain funds more quickly or offset costs to members.

 Monica made the motion to approve as presented, 2nd by Alva and motion passed all in favor.

A member mentioned there is a family that owns several lots in the neighborhood that once offered financial assistance and will get that information to the board to contact them for a possible donation.

 **Old Business:**

Bonnie reviewed the need for additional committee members and asked members to please let us know if they would like to join a committee that may utilize a passion or skill on behalf of the neighborhood. For example – beautification committee, social media/communications committee, etc.

Jenny Alaya introduced the trash pick-up project that has been going great in our CLF. She did say there are various streets that still need volunteers to sign up to pick up trash at least 2 per week. She asked to please see her in the back to sign up.

Bonnie opened the floor to members - A member opened discussion regarding horses and the smell, flies, etc., experienced near the horses. Monica responded that she had worked with the county environmental office on this issue because it has come up quite a bit over the past few years. Unfortunately, our deed restrictions nor the county environmental code support removal of the horses. This was escalated with the CEO to the Texas Environmental Commission last year and we have been told that they have inspected and no violation exists from their perspective.

**No further discussion - Meeting adjourned 11:58 pm**

After the meeting, Doug Leecock from Canyon Lake Boat Ramp Alliance gave a quick update on the boat ramps for members that wanted to stay for an update.

**The new Board of Directors met directly after the meeting to review the positions available, and the following assignments were agreed upon –**

**President – Monica Orms**

**Vice President – Alva Franco**

**Treasurer – Melissa White**

**Secretary – Pam Rabke**

**Building – Erin Lynch**

**Pool – Debbie Hardy**

**Clubhouse – Gary Wilhelm**