

CANYON LAKE FOREST POA – September 21, 2023 MEETING MINUTES

Board Members in Attendance- Treasurer Melissa White, Secretary Pam Rabke, Pool Director Debbie Hardy, Building & Compliance Director Erin Lynch. (Quorum established). Absent: President Monica Orms; Vice-President Alva Franco.

Members Attending: 12 signed in (not including Board members). Meeting was called to order by Treasurer Melissa White at 7:00pm.

August 2023 Meeting Minutes presented for review by Pam- no corrections noted. Pam made motion to approve as issued, 2nd by Melissa. Motion passed.

REPORTS GIVEN BY BOARD OF DIRECTORS:

POOL: We are getting bids to install a metal roof to the pump house since it is leaking. The pool will close at the end of October.

BUILDING & COMPLIANCE: Properties requiring Permits are:

1. 748 Canyon Bend – Lot combination. (Lot 1195 and 1196 to Lot 1195R)
2. 451 Twilight - – Variance for setbacks (25ft for house; 10 ft for carport).

Erin made the motion to approve these proposed permits. Pam seconded. Motion approved.

TREASURER: Melissa reviewed August Financial Position and Performance Reports. Fees and Permits are down and Accounts Receivable (uncollected dues) are up from last year. Melissa will undertake collection efforts in the next months.

CLUBHOUSE REPORT: There were no rentals since the last meeting. The Clubhouse Director position is still open.

NEW BUSINESS: Erin informed those present that the POA is technically out of compliance with the TX Property Code (Ch. 209.005). A separate Architectural Control Committee (ACC) of 1 to 3 members with no connection to current Board Members is now required for all permit applications. The ACC then makes recommendations to the Board, with the Board having final approval. Erin asked for volunteers for this committee. None present agreed to serve on the ACC

OLD BUSINESS:

1. Tennis/Pickleball Court: Melissa doesn't feel that cash reserves are adequate at this time to go forward with this project. She prefers to address this again in December or January after she has had time to address past due assessments. If affordable, the project can be started in early 2024.
2. Committee Volunteers Needed: The Board is still requesting for anyone interested in Clubhouse, Architectural Control Committee, and social media to contact the board for information on these positions.

OPEN FLOOR /DISCUSSION: Melissa opened the floor to members.

1. It was suggested that a social gathering be planned in the fall (barbecue, potluck, bingo night, bonfire, etc), possibly with a holiday theme. Melissa offered to plan some type of event. Members would be invited on Facebook, the Webpage, and possibly the neighborhood signs.
2. One member asked if mass email communication was possible from the POA to the members. The Board members present were unsure if this was possible.
3. One member mentioned he needed to have some trees cut. Erin told him she would need his address.
4. During the meeting one of the clubhouse air conditioners stopped working.

THERE BEING NO FURTHER DISCUSSION – Erin motioned for adjournment and Melissa seconded the motion. The meeting was adjourned at 7:25pm.