

CANYON LAKE MOBILE HOME
ESTATES PROPERTY OWNERS ASSOCIATION
BOARD MEETING MINUTES – April 08, 2014

Pres. McCoy called meeting to order at 7:07pm.

Attendance: Board members present were J. Dean, J. Vanek, V. Jones, E. Hoops, and H. Thayer. Absent were P. Falconer and J. Hard. Officers present were S. McCoy, B. Nietzsche, D. Fisher, and B. Newton.

It was noted by all in attendance that once again we failed to have a quorum of six Board members. It was duly noted and agreed that Pres. McCoy would step down and become the sixth Board member so the POA's business can be conducted.

Sec. Fisher read the minutes from the February meeting. Minutes were accepted and seconded. Sec. Fisher then read March minutes. Minutes were accepted and seconded.

Treas. Newton read financial report. All invoices were mailed out in March and \$2,080.00 in dues have been received and deposited. There are also additional funds received awaiting deposit. All bills have been paid, with 1 more \$100.00 payment of the insurance deductible due. There is currently \$3,387.92 in the POA account. The report was accepted and seconded.

Old Business:

- 1) The Hards stated at the March meeting they want to be reimbursed for the loaned pump that is no longer working. After a discussion, a motion was made to table this issue until the Hards bring the broken pump to the Board so that exact size of the pump and replacement price can be asserted prior to any expenditure.
- 2) B. Newton made a motion for the Board not to accept any member's services, volunteered items or time, or donated items in lieu of paying the yearly dues. E. Hoops seconded motion. Vote = Yes-6, No-0.

New Business:

- 1) The park needs to be mowed and cleaned prior to pool opening. After discussion, the Board has set a park clean-up day for May 3, 2014. A rainout alternate date of May 10, 2014 is set. D. Fisher will post signs announcing the date and requesting volunteers. On the clean-up day, a discussion will be made as to when to remove the pool cover and clean the pool. Prior to removing the cover, it was discussed and decided that the broken pump must be repaired and replaced. The pump was dismantled and given to the Hards for repair. It was discussed and decided that by April 15, 2014 the pump must be repaired or taken to a repair shop to ensure replacement in a timely manner.

Park/Pool Committee Report:

It was again noted that vandals have been throwing items over the pool fence onto the tarp. This has resulted in extensive damage to the pool cover. S. McCoy has tried to make short-term repairs. Pool rules for the 2014 season were discussed and the following rules were voted upon. Open swim will be from 1:00 to 7:00pm when volunteer attendants are available. Adult swim will be M-W-F from 7:00-9:00pm. These hours will be adjusted according to attendance. Water aerobics is undecided until the instructor contacts the Board. Children under 13 years of age must be accompanied by an adult/guardian of at least 18 years of age. Children between 13-17 years of age must have a signed waiver by a present parent/guardian to be able to swim without a

parent/guardian, and the child must also sign the form. A check will be made to the permission form to assure permission is given to the POA attendant to call EMS in case of an emergency. No charge for cards is allowable. Children under 5 years of age must wear a life vest. No child under 8 years of age will be permitted in the deep end of the pool unless the parent is present and allows it. The same rules of misbehavior are kept. Diving is allowed only on the deep end of the pool, with no diving allowed on the sides. All other rules are kept the same. The attendant has the right of judgment on all games played as to safety issues. Vote was taken. Yes=6, No=0. The Board agreed to purchase items to be sold at the pool store. Only items that sold well last year will be purchased for sale. A member of the United Methodist Church was in attendance. She asked the Board for the use of the pool for their Youth Group. It was unanimously agreed that all reasonable accommodations would be made for the Youth Group to have functions at the pool.

Finance Committee Report:

B. Newton reported that all dues invoices returned by mail were investigated and most addresses were amended to update the mailing list. To date 140 property owners have paid.

D. Fisher submitted for approval a letter to be mailed to various businesses to make donations for listing on the website and placement of advertising banners at the pool. After discussion, it was agreed the banners should be limited in size, and the price adjusted for two sizes. D. Fisher will contact a sign company to access the available/usual sizes of the banners and recompose the letter. It was suggested that all proceeds from these donations would be put into a separate savings account to eventually be used to resurface the pool. A vote was taken for approval. Yes-6, No-0.

Restrictions Committee Report:

D. Fisher advised the Board that after investigating the returned invoices, three properties appeared abandoned and all are clearly a community/health hazard. After contacting the Comal County Tax Office, all three of the properties are in severe delinquency of taxes, and will soon be offered at auction. D. Fisher was advised that up to date liens should be filed on these properties to prevent forfeiture of dues owed. A request to appropriate POA funds to file three liens on only these three properties at a cost of \$39.00 (\$16.00 per lien) be allowed. Vote taken. Yes=6. No=0. It is also noted that we need to update all information on file at the TX Secretary of State's office, since this is the office that Comal County will contact the POA of any actions of judgment.

D. Fisher submitted one letter of restriction violation, which was lacking in detail of deed verbiage. This mailing will be deferred. D. Fisher asked if one member from each Unit will join the Committee to survey their Units for violations, make a list, and report back in May. Unit 1 – B. Nietscke volunteered. Unit 2- B. Newton volunteered. Unit – V. Jones Volunteered. Unit N1 and N2- S. McCoy volunteered. D. Fisher will supply each volunteer with deed restrictions and lot/addresses for their Unit prior to their efforts.

S. McCoy gave motion to adjourn at 9:02pm. Seconded by E Hoops.
Board will meet again May 13, 2014