

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

Pres. McCoy called the meeting to order at 7:12 pm.

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

D. Fisher read the meeting minutes of June 10, 2014. Minutes were approved and accepted.

B. Newton read the Treasurer's report. Deposits of \$1,275.77 were made, including banner and website donations, POA dues, and pool concession proceeds. Reimbursements were made to D. Fisher, B. Newton, E. Hoops, and S. McCoy for various items purchased for the copier, pool needs, and extra concessions, with receipts obtained. All bills were paid, including the yearly insurance payment. Expenses totaled \$4,381.62, leaving a current balance of \$1,647.43. J. Dean inquired if the banner/website donation monies were put into a separate account. D. Fisher explained that not as much money was generated as hoped, and felt it was not sensible to keep it separate at this time. S. McCoy suggested that a record of the donation amount be kept, and possibly at a later date a separate account could be kept for resurfacing the pool. It was noted that we probably have only 3 months of utility payments left in the account. The report was approved and accepted.

PARK & POOL COMMITTEE REPORT:

S. McCoy stated that the pool water was clear now, after a greening caused with the recent rain. New sand was added to both the filters. Both chlorinators were cleaned. Both pump pressures are good and holding at or below 20. J. Vanek inquired how long it took for water to clear. S. McCoy explained it took 3 different chemical treatments and about a week to clear the water, but now the Ph is staying at 7.2 and alkalinity at 100, each good to perfect levels. There is still a problem with flaking of the pool surface, but this should not affect the filters for a long time. Pumps are both working well, and overheating a bit is expected at 24 hours use, and should not harm them. The O-rings for the piping were bought and are on hand if leaks occur. S. McCoy reported some misbehavior and rule breaking at the pool by some children, but this is to be expected and dealt with by existing rules. A discussion of the pool cover replacement ensued. S. McCoy will get the exact measurements of the pool, start pricing a new cover, and report next month. Another park mow/clean-up day will be announced soon and members notified. B. Newton reported a picnic table was in disrepair, and volunteered to repair. A new lock has been procured.

FINANCIAL COMMITTEE REPORT:

D. Fisher reported that monies were received from GVTC, Aqua Texas, and St. Thomas Catholic Church for the banner/website drive, but no banner info has been received. D. Fisher will follow-up this week to procure banners, hopefully to entice others to inquire. A letter was composed and hand delivered to the Knights of Columbus to appeal for a donation for POA needed items. B. Newton should hear from the K of C tomorrow night and let us know of their decision. D. Fisher brought up again the fund raising idea of "Sell/Trade Days" on 3rd Sat. at the Park. A sign will be posted at the pool and mentioned to pool attendees of the idea. A push for this fundraiser will be made this month and possibly be started in August.

RESTRICTIONS COMMITTEE REPORT:

D. Fisher reported that 26 "severe violation" letters have been mailed to the worst offenders, giving 30 business days to comply. After the 30 days, another drive-by will be made, and if no effort of compliance has been made, these property violations will be taken to the Comal County District Attorney's office to request action. A second letter will be composed that lists POA deed restrictions and TX Public nuisance laws to be mailed to other property owners in less violation within 2 weeks. D. Fisher passed a composed petition for property owners/residents to sign to be included with the D.A. request for the Board to approve. All present agreed to the verbiage of the petition. A motion was made to allow the petition to circulate and be available at the pool for owners/residents to sign. Motion was seconded. Vote: Yes-6, No-0. V. Jones noted that a property at the corner of Flintstone & Ridgehaven was once vacant and now occupied by strangers. The committee visited this property and a severe violation letter has been mailed.

NEW BUSINESS:

- 1) H. Thayer brought up an incident that occurred at the pool today. Several 13 yr. olds were rowdy and not compliant with reprimands. After several attempts to restrain their behavior and fear for her safety, they were requested to leave. These boys went to the parking lot and proceeded to ram parked cars with their scooters. At that time, the Sheriff's Dept. was called. They intervened, went to the boy's home, and spoke to the parents. The parents of the main offender stated that their son would not be allowed at the pool for the rest of the summer. Other parents showed up at the pool and reprimanded their sons who were also involved. H. Thayer told the main offender that he was banned from the pool for 1 week. A discussion was raised regarding 13 yr. olds being allowed to bring 3 guests into the pool. This was not resolved. Raised was the question of amending the age of 13 to older allowed to swim without an adult present. Raised was the need to call the parents immediately with inappropriate behavior. After discussion of the incident and all children involved, a motion was made to ban the main offender, David Easter, from the pool for 1 week. Seconded. Vote Yes-6, No-0. It was brought up the need to ban the offender from the park, also. After discussion, a motion was made to ban D. Easter from the park, also. Seconded. Vote: Yes-6, No-0. It was decided that upon violation of pool rules or harassment of the pool

- attendant, the parents should be called first, then the police if no relief is given, but every attempt should be made to call and inform S. McCoy of any disturbance and action.
- 2) B. Newton asked E. Hoops to inquire if the CLUMC would allow the POA to make use their copier, since our copier is broken. E. Hoops will inquire. D. Fisher volunteered to make copies at her home/office free of charge. Tabled until further discussion.
 - 3) Discussion of absent Board member, P Falconer, was held. By-laws state that after 3 unexcused missed meetings, a removal and replacement may be made. A motion was made to give P. Falconer 1 more month to attend. Seconded. Vote: Yes-6, No-0.
 - 4) J. Vanek expressed concern regarding the loss of trees at the park due to the drought. He offered to plant new trees to replace the loss. Discussion ensued and an effort to seek and assess areas for planting will be made.

Motion to adjourn was made at 8.25pm.

Board will meet again August 12, 2014.