

Canyon Lake Mobile Home Estates Property Owners Association
Meeting Minutes 04-14-15

Pres. McCoy called the meeting to order at 7:02pm.

Attendance: Officers, Pres McCoy, Sec. Fisher, and Treas. Newton were present. Board members, J. Dean, P. Herbison, E. Hoops, T. Melee, H. Thayer, and J. Vanek were present.

Sec. Fisher read the Feb. 2015 minutes. The minutes were approved and accepted.

Treas. Newton gave the Treasurer's report. Deposits increased after the dues invoices were mailed, totaling \$1,648.00. Debits were up with the camera purchase, billing expenses, and reimbursements for 2014 costs paid out of pocket by members, totaling \$1,263.13, leaving a current balance of \$3,006.50. Treas. Newton pointed out that this is not a huge amount since the insurance of around \$2,700.00 is due in June. We have not received the insurance invoice yet. Answering P. Herbison's question, one claim has been filed against the POA's policy. Dues from 97 owners have been received. Copies of the invoices with large amounts past due were held out of filing for possible lien filings. After discussion, this issue was tabled until all costs of the pool opening have been addressed, with a possible mailing of a compliance letter prior to incurring the costs of \$26.00 per lien filed. It was mentioned that many properties have been selling and past liens and dues have been paid. J. Dean asked if transfer fees were being paid, and all \$25.00 transfer fees have been paid when the property sale goes through a realtor.

Park & Pool Committee: Maintenance has continued. Broken park tables were put in the shed. Parts to repair the broken PVC were purchased for \$54.00 by Jake Siciliano, who will be reimbursed. We will need to meet Sat 5-16-15 to remove the pool cover. Please put that date on your calendar, we will need a lot of bodies. Cameras were purchased after a proxy vote on 4-2-15. Cameras arrived and J. Dean, T. Melee, and S. McCoy have spent time working with the set-up, best placement, and recording outcomes. The March 28th Church event in the park was a success. It was a mutual beneficial event since they mowed and trim the park, gave away food, clothes, and good feelings to all who attended. They showed interest in a future event. Pres McCoy procured a pool maintenance proposal from Canyon Lake Pool Co. for \$580.00 monthly for 4 months. After discussion, this was tabled until two more proposals are received and compared to 2014 pool costs. It was noted that if contract labor is procured, a need to file IRS 1099s would be necessary. This was thought not to be a problem.

Restrictions Committee: No report, too busy with invoices.

Finance & Planning Committee: Billing was completed and mailed by 4-1-15. Since then, dues are being received. A question by M. Kulcak of why the \$10.00 donation was requested was explained. Almost all payments so far have included the extra \$10.00. No other business until after the pool opening with possible fundraisers.

Old Business: T. Melee gave a presentation of the new cameras functions, placement, and areas viewed. Discussion issued. The areas not in view was discussed along with the liability of camera surveillance was held. The purchase of additional cameras was tabled until the current system is successfully installed. T. Melle presented graphics showing the need for a router for wireless viewing. There is a router on sale for around \$30.00. G. Siciliano offered to donate a router and donation was accepted. Discussion of posted surveillance signs ensued. Motion to install posted surveillance signs was made and seconded. Vote Yes-6, No-0. H. Thayer donated camera housing in which J. Dean installed one of the cameras. This will be evaluated 4-15-15, when the group will meet at the pool.

New Business: 1) Mike Groves who is the estate executor of Betty Adell's property was in attendance. The estate is still in legal limbo, but he will follow-up with Sec. Fisher regarding unpaid dues. He intends to sell the property after restoration.

2) Mike Kulcak who recently bought four lots in Unit N2 was present. He intends to improve each lot, place housing, and sale each lot. It is noted that these lots intend to be sold, not rented.

3) Giacomo Siciliano was asked to become a Board member. He agreed. Motion was made and seconded to vote him onto the Board. Vote: Yes- 6, No-0. There are now seven Board Members.

Motion to adjourn and seconded at 8:15pm.

Next meeting will be 05-12-15.