

CANYON LAKE MOBILE HOME ESTATES PROPERTY OWNERS ASSOCIATION

BOARD MEETING MINUTES – JANUARY 8, 2019

Meeting was called to order at 7:00pm.

Attendance: Officers present are Pres. McCoy, Sec/Treas. Fisher, and VP Siciliano. Officers present are E. Allen, D. Beamon, L. Bench, F. Chapman, B. Gardner, and P. Herbison. Absent is J. Dean. A quorum is present.

Sec. Fisher read the November 13, 2018 minutes. The minutes were approved and accepted.

Treas. Fisher gave the Treasury report. The bank balance on 11-13-2018 was \$7,501.53. Deposits of \$322.75 consisted of dues and transfer fees. Debits of \$218.94 consisted of water and electric bills. PEC gave capital credits for years 1987, 1988, and 2017 resulting in a \$41.00 credit for the January bill. The balance as of 1-8-19 is \$7,605.34. This time last year, the bank balance was \$8,712.85. 242 folks paid 2018 dues.

Treas. Fisher gave the 2018 Financial report. Yearly deposits were down \$2,403.51 from 2017, and yearly debits were up \$1,129.32 from 2017. A breakdown of 2018 deposits showed dues of \$7,985.31 were received as well as \$1,750.00 in transfer fees from 35 lots selling in 2018. Lien payoffs brought in \$1,936.48. Pool store sales were \$523.03 and after subtracting concession costs, a profit of \$198.66 was made. Repair/ maintenance costs included a new pool pump, hand rail installation, pool gates hinges and lock, new light fixture and bulb, toilet repairs, repairing and hanging the sign, and pool pillows. The 2018 Estimated and Actual debits and income were discussed. We came in below budget for the essential items, but went over budget \$1,670.17 after voted expenses were incurred. The 2019 estimated budget was discussed. The estimated expenses of \$11,505.00 do not include voted expenditures, only the essential and necessary. The estimated income of \$10,000.00 is probably low, but with dues payments of \$7,985.31 in 2018, we can't rely on unknown lien payoffs and transfer fees. It is impressed on the Board the need to be frugal. The need to resurface the pool should be forefront in consideration of monies spent in 2019. After discussion, the reports were approved and accepted.

Finance and Planning Committee: Nothing is upcoming until dues billing. A discussion was held regarding a lot up for sale. There are two old liens which the title company requested be released. A motion was made to forgive a 1988 lien of \$52.80 was seconded and voted upon. Yes=1, No=5. A motion was made to forgive a 1998 lien of \$111.38 was seconded and voted upon. Yes=0, N=6. The title company will be notified that without payment no lien release or clear title is forthcoming.

Park and Pool Committee: The filter sand needs to be replaced this spring. The pillows are holding up, but the inner tubes are deflating. Rain water has been siphoned. Tacos for Jesus still meet Saturdays at 4:00pm.

Restrictions Committee: A drive around will be made in February. A discussion of the Montview property was held. A court date of February 19<sup>th</sup> is set. A follow up will be made after the court ruling. The RV issue and Flintstone property will be addressed soon.

Motion to adjourn was made at 8:03. We will meet again 02-12-19.