

CANYON LAKE MOBILE HOME ESTATES PROPERTY OWNERS ASSOCIATION

BOARD MEETING MINUTES – APRIL 09, 2019

Meeting was called to order at 7:00pm.

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

Sec. Fisher read the 03-12-19 meeting minutes. The minutes were approved and accepted.

Treas. Fisher gave the Treasury report. The bank balance on 03-12-19 was \$8,313.53. Deposits of \$333.95 consisted of dues, transfer fees, and lien payments. Debits of \$152.10 consisted of water and electric bills, leaving a current balance of \$8,495.38. The report was approved and accepted.

Park & Pool Committee: It is planned to replace the pool filters sand on Saturday, 04-20-19 at 9:00am. Please put on your calendar. Supplies will be purchased in advance. Page 1 of the pool rules were reviewed. Amendments agreed to be made: 1. Parent/Guardian of under 14 year- old children must remain on the park and pool grounds, vs. inside the pool gates. 2. Add rule that hair below shoulder length must be tied back. All other pools rules are sustained.

Finance Committee: The Comal County Appraisal Dist. 2019 tax notice was received. There was no increase in value of the Park & Pool, so taxes will remain within the budgeted amount.

The 2019 statements are almost complete, with N1 & N2 remaining. The statements were revised with the \$10.00 voluntary donation line being replaced with a \$30.00 voluntary assessment line. An explanation of this assessment will be stapled to the statement, expressing the need. An account of currently held liens and owners owing more than \$100.00 (5 years delinquent) was kept during preparation of the statements of Units 1-5. 24 current liens amount to \$11,018.39. 25 over \$100.00 amount to \$4,340.20. A final amount will be forthcoming. Treas. Fisher stresses the need to resurface the pool ASAP. We should be very frugal, with no expenditures for lien filing or spring cleanup dumpster this year. It is suggested that a savings account be opened with ½ of the current bank funds (\$4,000.00), all assessment fees paid, all transfer fees, and lien pay-offs being set aside in savings for the express and delegated purpose of pool resurfacing. The monies would be sent monthly from checking to savings with an accounting log kept for inspection. After discussion, it was decided that the current bank balance should remain intact until after the summer expenses. Treas. Fisher put forth a motion to open a savings account whose funds are expressly designated for resurfacing the pool which will be funded by the 2019 voluntary assessment, all transfer fees collected, and any lien pay-offs collected, henceforth, and retroactive to 01-01-2019. Motion was seconded. Vote: Yes=6, No=0. Pres. Mc Coy and Treas. Fisher will open this savings account with two signatures needed for withdrawal transactions.

Restrictions Committee: After follow-up drive on 04-03-19, of the 28 restriction violations letters mailed 02-19-19, 15 complied, 1 burned down, 10 non-complied with no response, 1 asked for help, and 1 responded seeking Board consideration. Of the 15 properties reported to CCEO on 02-25-19, follow-up 2 weeks later resulted in 8 properties issued NOVs, 5 cases were closed, 1 sent to the Sheriff's Dept, and 1 is being monitored. These NOVs are given 30 days to comply, so follow-up will be made 04-20-19. The 15 non-compliant properties of our 02-19-19 letters will be reported at that time. After last meeting, 4 more

letters were mailed, addressing the goat on Ridgehaven, the chickens, vehicles, and trash on Deer Valley, the RV on Buckhorn and a notification letter to the Quail Run chicken owner of the Board vote from March. The 30 day for the goat is up on 04-11-19. The CL VFW representative contacted us regarding the Deer Valley NOV. As a veteran, they are trying to help him clean up and pay off the 2018 POA lien. He asked if anyone could help with boat salvage/removal. After discussion, no solution is apparent. The Buckhorn RV owner called, explaining and seeking relief. After discussion, the Board requests her presence prior to granting a variance. The 2 issues of farm animals and RVs will not be addressed by the County. Pres. McCoy researched lawyer options. The one lawyer who responded requests a \$75.00 initial consult fee and a \$2-5,000.00 escrow account for services rendered in advance. The other attorney has not responded back. The only other option is to pursue through the court without an attorney, incurring \$150.00 filing fee and \$250.00 judgement enforcement fee if we win. We could hope to recoup the court cost, but it is not certain even if awarded. This issue is tabled until next meeting. A complaint of an additional MH being moved onto a lot on Overhill will be addressed.

New Business: Mrs. Fancher addressed the Board regarding the March Board decision against allowing chickens per the Deed Restrictions. The presentation brought up several valid points. This issue is tabled for consideration and review.

Old Business: A date was scheduled for Neighborhood Watch sign removal but had to be rescheduled.

Motion to adjourn was made at 8:20pm. We will meet again 05-14-19.