

CANYON LAKE MOBILE HOME ESTATES POA
Board Meeting Minutes 01-14-14

Pres. McCoy called meeting to order at 7:37pm at the United Methodist Church.

Roll Call- Present was Pres. McCoy, Sec. Fisher, and Treas. Newton. Board members present were John Dean, Ed Hoops, and John Vanek. Absent were Patty Falconer, Joy Hard, and Violet Jones, who all notified an Officer that they were ill. No quorum was present, but meeting progressed with no voting.

Representatives were present who wanted to apprise the Board and our community that a crime prevention movement has begun in the area called "TakeBackCanyonLake". This is a face book address, and has been gaining members currently at 600 or so, from the north & south sides of the lake area. A community meeting is scheduled at the CRRC for 01-30-14 at 6:30pm. County Sheriff, Bob Holder will be present to address the assembly. Please encourage all residents to attend. The goal is to make our lake community a safe place to live and encourage neighbors to form an alliance to fight crime.

Minutes from the 11-12-13 meeting were read by D. Fisher. Minutes were accepted and seconded.

Treasury Report was read by B. Newton. All current bills are paid with a positive balance of approximately \$600.00. Report was accepted and seconded. It was noted that Mr. Newton had the park's electric meter removed, saving the POA \$40-\$50.00 a month, and is currently looking for estimates to run a line from the pool to the park. Mrs. Thayer questioned the property tax since she thought the POA was tax-exempt. The POA is non-profit, but not tax-exempt. Mr. Vanek questioned who paved the pool/park parking lot. Was it the county? The POA has currently no records of who paved the parking area. Discussion ensued and tabled.

Pool Committee: S. McCoy has been maintaining the pool through the fall and winter. He stated the pool is clear, but has sediment on the bottom, which can be vacuumed out. The chemicals/PH have been maintained. The cover needs to be removed prior to warm weather and bottom vacuumed. One pool pump must be repaired prior to opening. Both pumps must be shut down during this repair. John Vanek will work with Mr. McCoy this month to appraise the repair and report in February.

Restrictions Committee: No report due to illness

Finance Committee: B. Newton will work with S. McCoy & D. Fisher to make folders for each lot and compile all records at hand. Work will begin to try to obtain an invoice program, obtain 2014 County Tax Records, and prepare invoicing hopefully March-April 2014 to ensure funding for the pool.

New Business: D. Fisher passed out deed restrictions that are listed on the website, posted in 2012. This list needs to be reviewed and corrected according to the deed

restrictions on file at the County Court. S. McCoy will review and advise at the February meeting any corrections to be made.

D. Fisher passed out a proposal to members present. This would be an on-going fundraising event for the POA. Proposed is a monthly event at the park. Possibly a "3rd Saturday Sell, Trade, Swap Day". Members were encouraged to write any thoughts, suggestions, concerns and return in February to discuss possibility.

Apparently the Preisters have moved away leaving the POA with the need to replace locks at the pool.

D. Fisher has worked with Tom Melee to remove the Google Voice mail and replace with her home phone # and e-mail address so that the POA will be more responsive to member inquiries.

B. Newton brought up the fact that RVs have popped up in the area, which is against deed restrictions. Noted that on 545 Flintstone, Lot 390, 2 RVs are parked. This property is owned by Devon Pace. A notice needs to be sent to Mrs. Pace that she is in violation and to move these off her property. Tabled until a quorum is present.

B. Newton noted that the POA's wooden sign had been removed from the stop sign at Overhill & 2673. He inquired at Rex's Cave, and was told by Rex that he had cut the cable and gave the sign away. Mr. Newton arranged an agreement that our sign would be replaced for notice of this meeting and removed by Thursday the 16th at Rex's request. This area of our POA sign is county property and we feel Rex has no legal right to remove, deface or sell our property. Request to send him a billing for sign and cable was tabled until a quorum is present.

Since the POA has vacant seats for Vice-President and one Board member, it was scheduled tonight to vote for Bill Nitschke for Vice-President and Mrs. Helen Thayer as the 7th Board member. Since a quorum was not present, it was agreed to do a Proxy vote by phone for the absent Board members. A vote was taken by Pres. McCoy of the present Board members. The results of the Proxy vote will be announced and noted at February's meeting.

Motion to adjourn was made at 8:20pm, and was seconded. The Board will meet again February 11, 2014 at the UMC.