

CANYON LAKE MOBILE HOME ESTATES  
PROPERTY OWNERS ASSOCIATION  
MEETING MINUTES - 02-11-2014

Pres. McCoy called meeting to order at 7:10pm.

Roll Call: Officers present were Pres. McCoy, Sec. Fisher and, Treas. Newton. Vice-Pres. Nitschke was absent. Officers present were Helen Thayer, Ed Hoops, John Dean, Violet Jones, and Patty Falconer. Absent were Joy Hard and John Vanek.

Sec. Fisher read minutes from the 01-14-14 meeting. Minutes were accepted and seconded.

Treas. Newton read the treasury report. Three deposits of dues paid were made. All current bills were paid, including two \$100.00 payments on the \$500.00 claim deductible, leaving a current balance of \$139.13. B. Newton stated he would be checking into other insurance companies that would cover the POA's liabilities at a more reasonable cost. A discussion ensued regarding the insurance company paying on a civil matter. It was not the POA's decision. The insurance paid without our input, probably thinking their payment of around \$250.00 was cheaper than hiring an attorney. Our current paid policy expires 06-19-14, which gives us time for inquiries and a decision upon renewal. B. Newton stated the electric bill was the lowest it could ever be expected, seeing that we pay each month for 4 streetlights surrounding the park/pool area. This is well worth the expense since it cuts down on vandalism. The park pavilion lighting will be addressed in the future. It was found out that a lien filing is \$16.00. It was noted by D. Fisher that the priority has to be invoice mailing to ensure monies in the Treasury. The last of the POA's money must be spent in stamps for invoice mailing. The report was accepted and seconded.

Old Business:

1. Pres. McCoy held a proxy vote by phone to the absent Board members of 01-14-14, to approve the following: Vice-President Bill Nitschke was accepted by a vote of Yes-6, No-1. Board member Helen Thayer was accepted Yes-7, No-0.
2. Pres. McCoy reviewed the deed restrictions that were listed on the CLMHE website in 2012. He read through these listed restrictions, and only one was to be in error. Sec. Fisher will have the website revised. It was noted that any person needing the actual deed restrictions on file with the County should contact Pres. McCoy or Treas. Newton and a copy will be available. A discussion of many offenders of restrictions was held and hopefully the restriction committee, in the near future, can begin a review of the neighborhood and letters of offenses be mailed.
3. Regarding the POA's sign that was stolen at Overhill & 2673, B. Newton spoke to a Comal County Sheriff who stated that they couldn't do anything about property on an easement. Only private property theft can be prosecuted. B. Newton now

has an agreement with “Rex” to inform him of the days that our sign will be put up and taken down, to prevent him from removing our property.

#### Finance Committee Report:

B. Newton reported that file folders have been made for all individual property owners and Lots. All outstanding liens were found and filed. All 2013 & 2014 paid dues are noted in these files. 2011 invoices have been found and filed. 2014 invoice billing has begun and approximately half have been completed. The invoicing should be completed and mailed by early March. A discussion of renters payments applied to property owners was held. It was noted that problems with pool cards issuing the past few years had occurred. D. Fisher stated that on the 2014 invoice, it was noted that the property owners are responsible for POA dues regardless of pool /park usage, and pool cards will be available at the Board meetings or at the pool upon opening. It was recommended that a file card box of payment be made along with card issue, kept at the pool for easy reference of payment and pool admittance.

#### Pool Committee Report:

S. McCoy is still maintaining the pool, treating with chemicals as needed. The water still appears clear, but there is an amount of residue on the bottom, which can be vacuumed off. There has been slight vandalism. The pool pump is still an issue and will meet with J. Vanek soon to appraise the issue. A report will be made next month. The pool office lights have been left on nights during the freezing weather to avoid pipes bursting. So far, so good. It was noted best to leave the tarp on the pool until the oak trees surrounding the pool have lost their leaves and tassels. Chemicals are low and hopefully will last until more funds are generated.

B. Newton made a motion to issue letters requesting donations from various organizations, and requesting grants from government/endowment funds. Motion was seconded. A vote was made: Yes-5, No-0. Pres. McCoy will make a proxy vote by phone of absent Board members.

A motion was made by D. Fisher to mail requests for donations of \$20.00 a year to the businesses listed on the “Helpful Links” on the website. Motion was seconded. Pres. McCoy will make a proxy vote by phone of absent Board members. The present Board voted: Yes 5, No-0.

A motion was made by D. Fisher to advertise for vendors for a “3<sup>rd</sup> Saturday Swap, Trade, Sell Day” at the park to see if there is truly an interest in this fund raising endeavor. A discussion was held. A vote was held. Yes-5, No-0. Pres. McCoy will make a proxy vote by phone of the absent Board members.

Motion was made to adjourn and seconded.

The Board will meet again 0311-13.