

CANYON LAKE MOBILE HOME ESTATES
PROPERTY OWNERS ASSOCIATION
BOARD MEETING MINTUES
AUGUST 12, 2014

Pres. McCoy called the meeting to order at 7:03 pm.

Attendance: Officers present were Pres. McCoy, Sec. Fisher, and Treas. Newton. Board members present were J. Dean, V. Jones, H. Thayer, E. Hoops, and by proxy, J. Vanek. Board member, P. Falconer arrived and delivered her resignation. Her resignation was accepted with regret.

Sec. Fisher read the July 08, 2014 minutes. The minutes were approved and accepted.

Treas. Newton read the Treasurer's report. We are still receiving dues and donations, with deposits of \$579.21. 222 of the 420 property owners have paid 2014 dues, with less paying the suggested donation. Having the current problems with the pool, a lot of the POA funds were spent on chemicals. Debits were \$1,927.37, leaving a balance of \$299.27, which is not enough to pay even the Sept. electric bill. No notice from the request of donations from the Knights of Columbus has been received to date.

Park & Pool Committee Report:

Water aerobics should begin soon.

There was a theft of concessions money at the pool. The attendant on duty knew who the thieves were and wanted to handle the matter himself. He reimbursed the stolen money.

The pool water was clear, but after the July 12th rain, it started to cloud. Chemicals & shock were added and it cleared again. After July 16th, high acid levels occurred, so additional chemicals were added & chlorine was changed from tablets to powder. There was clouding again after the next rain. Metal free and shock was used without good results. The pool was closed on July 31, green algaecide and more shock was used. Ph, Alk., and chlorine levels were good, but the water was still cloudy and turning green. After many trips to Leslie pools by S. McCoy with water samples, purchasing their suggested chemicals, and diligent applications, the result was not good. With too much work, expense, and frustration and no results, S. McCoy & D. Fisher considered just closing the pool. At that time Nolan Weber offered to give a donation up to \$1,000.00 to help get the pool right. POA funds were down to around \$800.00. With Mr. Weber's offer, it was decided to try once more. A pool expert met with S. McCoy at the pool, decided we must treat for yellow, not green algae, and apply 10 lbs of shock for 4 days every 12 hrs. On Aug. 5th the Ph was low, so sodium ash was added. On Aug 8th, algae appeared dead, but not filtered out, so Flox was added. This attaches to particles and drops to the bottom with the pumps turned off. The pool was vacuumed on Aug 10-12 and appears to be cleared, but slightly cloudy. 1 to 2 lbs of shock will be added daily, with anticipation of reopening Wed. or Thurs. Approx. \$765.00 worth of chemicals has been used since July 31st.

J. Dean reluctantly brought up the fact that the pool is just too expensive and a liability to the POA. S. McCoy stated without the pool open many dues would not be collected. Tabled.

A decision needs to be made on the date of pool closing. School starts Aug. 26th.

H. Thayer brought up the incident of a trespasser sighted jumping the fence. The Sheriff's Dept was called and an arrest was made.

B. Newton mentioned that he had indeed repaired and secured the vandalized picnic table. But since then, vandals cut the cables and stole the locks to the other 3 picnic tables. A discussion of vandalism prevention ensued. Trashcans will be secured inside the pool building, but nothing can be done with the railing used to jump the gate. Nolan Weber offered to put up cameras in the trees. This will be followed up on, but E. Hoops stated even with video evidence the Sheriff's are reluctant to prosecute.

Mr. Burch began an extreme argument that we are not a legitimate POA because the Nov. 2012 elections were not held. After a heated discussion, this point seems mute. POA by-laws had not been followed by the 2012 Board & Officers by default, but every attempt has been made by the current Board & Officers to hold this POA together with little help or support from other property owners. Tabled.

Finance & Planning Committee Report:

Treas. Newton states that the POA funds are very low. He is hoping for donations from the K of C and Nolan Weber. He suggested that the pool be closed the day after Labor Day, Sept. 2nd due to lack of funds. Motion was made for pool closure on 09-02-2014. Motion seconded by E. Hoops. Vote = Yes 5, No 0.

Restrictions Committee:

D. Fisher stated that one more drive by will be made to the 26 severe violators who were mailed notices on July 1 & 8, 2014, giving over 30 business days to comply. Next Monday, the properties with no attempt to comply will be presented to the Comal County's D.A. with a letter of intent, petition, and property descriptions for action to uphold the Texas Public Nuisance Laws. Mrs. Mullins stated that only property owners current on dues could sign the petition. D. Fisher stated that all residents, owners or renters can sign to demand Texas Laws be upheld in this community. After re-reading the bylaws, it was agreed all residents could sign the petition.

Letters were mailed to -- less severe restriction violators on Aug 1st. These properties will be revisited in 30 business days to appraise compliance.

D. Fisher reported that 2 property owners called with extreme personal problems, but with a desire to comply with our July letters. These two were permitted an extension with a follow up in Sept. D. Fisher brought up a possible community effort to help aged owners clean up. It was noted that many of the property owners have complied, which is very encouraging.

Mr. Burch brought up that only owners that are current on dues could do anything within the POA. It was stated that new Texas State Laws passed upon POAs have superseded CLMHE POA bylaws of the 1970's. These laws will be available at the Sept. Board meeting for viewing.

B. Newton brought up a complaint by Kay Vaughn regarding the property at 428 Highview that has been abandoned for 2 years. This property has already been targeted

for D.A. action and a lien has been placed upon the lot. B. Newton stated that upon research, K. Vaughn has not paid her POA dues since 2010 and is past due on taxes. He requested a lien be placed upon her lot. D. Fisher stated we do not have the funds to place any liens at this time. After discussion, tabled.

New Business:

- 1) Mrs. Mullins presented a letter of restriction violation that was used in prior years. A grievance for no Officer or Board member's names on the current violations letter was made. The current letter was scripted to be less offensive and was approved by the Board. The names of current Board & Officers can be obtained on the website. It was noted that some areas on the website need to be updated, with some incorrect phone #s. This will be corrected soon.
- 2) Mrs. Mullins brought concerns about Lots 124, 125, & 126 on Montview. They apparently are trying to open a flea market. Since this is a direct violation of deed restrictions, this will be investigated and reported upon in Sept.
- 3) Mrs. Mullins brought concerns about Lot 44 having trash accumulation. This property will be investigated and reported upon in Sept.
- 4) Mrs.. Mullins brought concerns about Lot 131 & 132. There are unfinished buildings and undomesticated animals kept on the property. This will be investigated and reported upon in Sept.
- 5) Mr. Burch stated he would not pay dues unless he is issued a pool card as stated in the by-laws. It was explained that the issuing of pool cards has become an impractical, abused, and unaffordable practice. The issuing of pool cards was amended and abolished in 2014 with a Board vote replacing them with the practice of file cards filled out upon dues payment with notation of all owners/renters names, current inhabitants, ages, waivers, and dues payment. This is less expensive and a more accountable way of identification for the pool attendants. But a request for pool cards will be granted upon dues payment if owner deems necessary.

Motion to adjourn meeting was made by D. Fisher at 8:25 pm. Seconded by E. Hoops.

Next Board meeting will be held Sept. 9, 2014.