

CANYON LAKE MOBILE HOME ESTATES  
PROPERTY OWNERS ASSOCIATION  
BOARD MEETING 09-09-14

Pres. McCoy called the meeting to order at 7:08.

Attendance: Officers Pres. McCoy, Sec. D Fisher, and Treas. B. Newton were present. Board members E. Hoops, J. Dean, and H. Thayer were present. V. Jones called in absent with car trouble.

Sec. Fisher read the August 12, 2014 meeting minutes. With one correction, the minutes were approved and accepted.

Treas. Newton gave the Treasury report, stating that deposits of \$411.20 consisted of mostly profits from pool concessions. Only 2 debits of utility bills were paid, leaving a balance of \$144.20. There are still outstanding pool chemical costs pending which need to be reimbursed to Pres. McCoy. The report was approved and accepted.

Pool Committee Report:

S. McCoy reported that the pool was closed after pool hours on 09-01-14. All excess store supplies were sold to Board/Officers that night. The pool was covered Saturday, 09-06-14, with many Board and Officers donating their time and effort. Tubes were donated by Rio-Raft and secured by Pres. McCoy. Cost of the pool tarp repairs are yet to be reimbursed to S. McCoy and H. Thayer. B. Newton has been contacted by Brennan at T&C Complete Pool Services. They have offered pool services at \$200.00 monthly, with no contract, chemicals included, and weekly service. Owner, Brian, has 14-15 yrs experience. After discussion, this appears to be a very good deal, but will be tabled until next year. Mrs. Mullins states there are grants that could be applied for through GVTC and other agencies to help repair the pool surface. This will be investigated. E. Hoops gave kudos to Pres. McCoy for all his hard work, diligence, and dedication to upkeep of the pool, organizing events, trips to Leslies, and keeping a cool demeanor dealing with this summer's issues. All present gave him a clap of hands and agreement of appreciation. Mrs. Mullins began a discussion of pool chemical treatment. S. McCoy then reported all pool chemicals have been used up. Mrs. Mullins reported an incident of having to call the police on unruly, misbehaving unsupervised children. This began a discussion of events at the pool over the summer. It was agreed that revisions of the 13 yr. old waiver should be discussed and changed in April 2015.

Restrictions Committee Report:

D. Fisher admitted that the letter and petition regarding the neighborhood severe violators of the Texas Public Nuisance Laws to the Comal County District Attorney's Office was ineffective. After going to the D.A.'s Office, it was discovered that these laws are enforced under a division of the Road Dept., Code Compliance who have their own attorneys, and cannot be addressed by the County's Criminal Attorneys. D. Fisher contacted the Code Compliance Office and spoke to Marlece Ebbesen. Her job is to assign case #s to complaints of Tx. State Nuisance Laws violators. D. Fisher e-mailed

her 17 complaints giving property owner's names, addresses, lot #s, description of offense, and any knowledge of the offenders. She will assign case #s, send out a Compliance Officer, who will take pictures and report back to her. She will then send a 30-day compliance letter and follow up. If no compliance is seen in 30 days, she will forward to the courts for violation. A 2-3 week wait on a court date should be expected, and if a no-show on the court appearance, the offender will be issued a warrant for arrest. After questions of abandoned properties with large unpaid taxes due, she suggested we follow up with the Tax Assessor/Collector for legal action. For the abandoned lots where squatters are suspected, she suggested contacting the Sheriff's Office. D. Fisher will contact the Tax Office to expedite foreclosures, and S. McCoy agreed to contact the Sheriff's Office to report squatters. The 20 less severe violation letters were mailed on 08-01-14 giving 30 business days for compliance will be followed up for compliance soon. B. Newton observed that the actions of this committee have proven effective with many properties in compliance. All agreed that a significant improvement has been made.

#### Finance and Planning Committee:

B. Newton received a call from Kay Vaughn's relative, who will begin payments on the delinquent dues owned.

D. Fisher brought up the "3<sup>rd</sup> Saturday in the park" effort to raise funds, but was unwilling to continue an effort if there was no support. The present members agreed to support one month to evaluate further support. D. Fisher will post advertisement signs this week. H. Thayer will post on various sites on the Internet. This event will be advertised, by suggestion of Mrs. Mullins as Market Days in the Park, scheduled for Sat., 09-20-14, 9:00am – 2:00pm, with \$10.00 spaces being sold for sale of garage sale items, arts & crafts, and baked/food sales.

D. Fisher addressed the need of holding Nov. 2014 elections on 11-11-14. This requires a proxy-vote mailing by 10-13-14. Signs need to be posted on Sept. 2014 advertising a need for nominees for Board & Officers positions. D. Fisher will print ballots in early Oct. 2014, after updating the mailing list off of the 2014 Tax Records. Every attempt will be made to obtain the 2014 Tax records, ballots printed, address labels printed, and a group meeting to fold, address, and mail proxy ballots prior to Oct. 13, 2014. There is a concern that funds may not be available for postage. This will be addressed in early Oct. 2014, with the possibility that only ballots for property owners without a local address are mailed, and in community addresses be taped to mailboxes.

There is a concern regarding the CLMHE POA website. In 2013, April Priester filled a domain with Go-Daddy for "clmhpoa" to facilitate searches for our website. This domain expired, and now our website is not accessible. D. Fisher bought the "clmhpoa.org" and the "clmhe.com" domain, but still is unable to connect these to our old website. Hopefully, help from Tom Melee will get the website back up and revised with updates prior to elections.

#### Old Business:

- 1) Grievances brought to the Board last month by Mrs. Mullins were addressed. Two of the complaint properties have been reported to Comal County's Code

- Compliance Office and are pending follow-up. The other address was looked at, but no reportable violation was observed.
- 2) The grievances brought to the Board last month by Mr. Burch were addressed, and a summary of the 2011 HOA Law Reforms by the Texas Legislature was made available. Texas Property Code, Chapter 209 added 209.0059 in 2011, states if an annual meeting of Property Owners is not held, a special meeting to elect Directors is allowed. Also, Texas Property Code, Chapter 209 added 209.0056 in 2011, stating that any POA's instrument to disqualify a Property Owner from voting in an election is void. These actions by the Texas State Legislature supercede the CLMHE POA's bylaws filed prior to 2011. This information was given to Mrs. Mullins to forward to Mr. Burch, who was not present at this Board meeting.

New Business:

B. Newton brought up a complaint brought to him against Mrs. Nancy Eaton who has been feeding feral cats on private property within the CLMHE. After discussion, action against this complaint was tabled until next month.

Motion to adjourn by D Fisher was made at 8:34 pm. Motion seconded.

The next Board Meeting will be held October 14, 2014.