

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

S. McCoy called the meeting to order at 7:23 pm.

Attendance: Officers present: Pres. McCoy, Sec. Fisher, & Treas. Newton.
Board present: J. Dean and H. Thayer. Mr. Hoops was out of town, and John Vanek has not returned calls.

Sec. Fisher read the minutes from October 14, 2014. Minutes were approved and accepted.

Treas. Newton gave the Treasury report. Deposits of \$1,279.00 were made consisting of dues. Three checks for stamps and utilities were issued totaling \$363.59, leaving a balance of \$1,397.29 as of 11-10-14 am, but an additional \$443.60 deposit consisting of dues and two paid liens was made Monday afternoon. There was an issue of who pays the County's lien release filing charge. In this case, the realtor paid the two \$26.00 fees. S. McCoy noted that the POA's by-laws state that all fees related to collection of dues are to be paid by the delinquent property owner. B. Newton noted that since the POA has no record at hand of these old liens, it is hard to tell if lien release fees were included. D. Fisher noted that these liens are on file with the County and can be researched if needed be. The property tax bill for the park & pool is in receipt, but not delinquent until January 31, 2015. To date, 31 owners have paid 2015 dues.

Park & Pool Committee: Vandalism has occurred at the pool. Someone jumped the fence, broke into the pump room and destroyed all the PVC connections between the filters, pumps, and walls. A police report was made, but no arrests are expected without any proof. Suspecting vandals were using the handrail to jump the fence, a partial section was removed to hinder access. The vandals then tore up the remaining handrail. This was cleaned up. A discussion of the need for cameras was held. Mr. Herbison and others will check on devises and prices to report in January 2015. The stolen picnic table was sited at a property owned by Seguin First Homes. Their renters moved leaving the table. A letter was mailed to Seguin First Homes, and permission was given to access the property for retrieval of the table. It was decided to meet Sat. 11-15 to get this done.

Finance Committee: No new business. The proxy ballots were mailed on time with a letter from Pres. McCoy and a payment slip for 2015 dues. Only about 14 of over 450 ballots mailed were returned, but we have received more 2015 dues payments.

Restrictions Committee: A letter of commendation for Ms. Ebbesen was mailed to the Road Dept., and an additional 10 properties were sent to Code Compliance on 10-27-14 for violations. All these properties were mailed POA notices in August with no compliance. There has been a noticeable improvement since June 2014. A discussion was held of several recent burglaries in our community. All agreed to watch out for their

neighbors. Again, there seems to be not enough involvement to form a crime watch group.

Stacy Pecan tallied the ballots. The 2015 Officers voted in are: Pres.-Sylvan McCoy, Secretary- Diane Fisher, and Treasurer- Bill Newton. The 2015 Board Members voted in are: John Dean, Paul Herbison, Ed Hoops, Tom Melee, Helen Thayer, and John Vanek. There is a vacancy of one Board member and Vice-President.

Motion to adjourn was made by D. Fisher at 8:17pm. Motion seconded by J. Dean.

The Board will recess for December and meet again on January 13, 2015.