

CANYON LAKE MOBILE HOME ESTATES PROPERTY OWNERS ASSOCIATION
MEETING MINUTES 07-14-15

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

Attendance: Officers present – Pres. McCoy, Sec. Fisher, and Treas. Newton. Board Members present – E. Hoops, P. Herbison, T. Melee, G. Siciliano, and H. Thayer.
Absent: J. Dean and J. Vanek

Sec. Fisher read the 06-09-15 meeting minutes. The minutes were approved and accepted.

Treas. Newton gave the Treasury report. Deposits were made of \$1,679.92, consisting mostly of POA dues. Debits included the Park & Pool Insurance payment, which remained the same as last year. The expenditure for picnic table wood should read pool benches. Neil Priester bought wood and replaced and repaired all the pool benches. Since the insurance premium did not increase, no competitive pricing was done. 230 of 451 property owners have paid 2015 dues. Treas. Newton presented a 6-month comparison of the Jan 2015 estimated budget with actual 2015 expenditures. 2015 actual deposits are \$9,051.00, with estimated deposits of \$8,888.00. Concessions sold have been \$219.18 with expenditures of \$137.78, with unaccounted inventory still present. 2015 pool expenses were estimated at \$2,500.00, with \$742.87 currently paid. It appears that the POA is inline and above estimated 2015 deposits and expenditures. Treas. Newton also noted that all dues payments are notated in 4 separate areas: pool cards, notebook, bank deposit, and note in each property file. The system seems to work well, with improved accountability for future POA dues billing.

Restrictions Committee: No action was taken in June, due to no additional volunteer time above pool duty and illness. A drive-by of all properties and reported offenses will hopefully be done in July.

Finance Committee: Sec. Fisher composed and presented a letter to be sent to all delinquent property owners, which was taken from a 2007 letter by former Treasurer, Lee Jones. This letter offers a 20% discount of delinquent dues if paid within 6 months, requesting a payment agreement. These letters would be mailed 08-01-15 and the offer would expire 02-01-16. Discussion followed, and a motion was made to mail all delinquent POA dues property owners owing more than \$96.00 a letter allowing a 20% discount if paid within 6 months. Motion was seconded. Vote: Yes – 5, No – 0.

Pool Committee: The 4th of July event went well. The Saved by Grace Church wants to hold another event in the fall to be discussed later. The Park & Pool was rented for a party and all went well. There are 2 more rentals requested. The new pool attendants are working out well, and pool cards seem to be working to insure all swimmers have paid 2015 dues. Pres. McCoy wished to thank all pool attendants, volunteers who mowed, cleaned the park, and repaired the BBQ pit. It was noted that the pool cameras seemed to have reduced vandalism. A discussion was held of allowing pool attendants who have

not paid 2015 dues. A motion was made to allow volunteer attendants who are not current on POA dues. Vote: Yes – 5, No – 0.

Old Business: Complaints of deed restriction violators has not been addressed. Every effort will be made in July to address these concerns.

New Business: Pres. McCoy went through the original 1979 POA By-laws drawn for the first POA Board. It seems that the only difference between the original and current POA By-laws is the date of elections made by amendment. The Park & Pool was deeded to the POA in 1980. If any changes wish to be made in the current By-laws, a notice of the meeting is to be posted, and changes can be made with a vote of the present members. H. Thayer noted that a nearby subdivision has a By-law that states a 40-member quorum must be present to vote on anything, which has led that subdivision to be unable to hold any meetings and vote on anything for several years.

Motion to adjourn was seconded at 7:55pm. We are to meet again 08-11-15 at 7:00pm.

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