

CANYON LAKE



Monthly Board Meeting Minutes

January 12, 2021 7:00PM Online-Zoom Clubhouse – 1262 Amanda

New 2021 Board Member attendance: check as appropriate

Present	Absent	Board Member
P		Jessica Cejka - President
P		Sherrel Romano Treasurer
P		Brad Mitchell
P		Tricia Buford Markuson Secretary
P		Dusty Cejka - Webmaster
P		Beverly Sims Member At Large/Social/Treasurer

Quorum Present: yes

Proceedings: Call to order at 7:00 PM

ORDER OF BUSINESS

INTRODUCTIONS Board Members introduced themselves, Property owners in attendance - June Cerrato, John, David, Sylvia, Carlton, K. Markuson, Betty and Mark Hoher, pzster, Jeff and Tracy Hastings, Greg Swidenky, Jim Wilburn, Sandra B., Leticia Sandoval, Wayne Synder, Larry Bittle, Pam, Dr. Crosby, JoCon1, Cheri's laptop.

James Alderson and Bob Mitchell are on the ballot for Member at Large.

SECRETARY

December 2020 Board Meeting Minutes adopted by unanimous consent – Minutes are posted on website.

TREASURER - Beverly reviewed the Financial Tracking Report, year 2020. The report compares 2020 to 2019. Total revenues for 2020 are \$59,114, in 2019 it was \$44,099. 2020 does include the donations of \$3,400 for the Irene property gate. The overall increase in income is due

to raising real estate fees and more participation in the pool keys. Expenses include all normal expenses and included are \$1,500 for lawyer fees, all insurance fees, and \$6,000 for the clubhouse repairs. Grand Total of expenses for 2020 was \$45,371 compared to 2019 \$40,027. Profit for 2020 was \$13,743 compared to 2019 \$4,072.

Committee Reports

Maintenance - James Alderson, stated there are a few things to work on, these will be prioritized and a report will be presented to the board soon. James has been down in his back and is recovering, we wish him well. James set up a group to move the access materials from the clubhouse job to under the clubhouse out of the weather. We appreciate all of our volunteers for the help. The front of the clubhouse looks fantastic.

Architectural - A carport at 1860 Patty was approved. Pending is a garage being added on Cindy and Colleen. There are some questions on setbacks on the Cindy garage. We are looking for a volunteer to help out on the Architectural committee.

Gate - Brad updated on the project. The committee will meet with the Fence Company Thursday @ 10:30, a drawing will be requested. The company is about a month out. The survey pens were found, if there is any problem locating just call, please call the Cejkas.

Webmaster - Updated - Pay Pal link will be updated.

Social - Goal to have something for the 4th of July. Possibly Hot Dogs & Hamburgers, Yard decoration contest, Golf cart parade, hopefully we will be able to gather by then.

Old Business

Lawsuit Update - The Haires were asked to provide alternative settlement scenarios and present to the court by Jan. 18th. Hopefully after a week or two there will be word of closure. Some of the attendees asked questions to clarify their understanding of the lawsuit. The past President gave some clarification of the lawsuit for the attendees that had not heard the specifics. This suit has been going on for approximately 3 years. Someone asked how long before the insurance rates will go back to normal. Mark also discussed the short term rental suit that created the rise in the insurance cost. Each year pricing is looked into.

New Business

Next Tuesday we will have a Special Meeting to address the Amenities Key ballot, Member At Large ballot and Hardi Plank ballot.

Special Guests for tonight: We invited speakers to discuss our Firefighting resources, There was a fire in our neighborhood this past year. Questions have arisen from the neighbors about hydrants, pipes, and water flow.

Fire Chief - Darren Brinkkoeter - Was present

CLWSC - Larry Jackson - Director of Customer Relations, Larry Bittle, General Manager, Heath Woods, Engineering manager were present

County Commissioner - Donna Eccleston - was invited, but did not make the meeting
The speakers introduced themselves, presented overviews then opened for questions.

Open Forum

Heath Woods showed a GIS map on all the water lines and Hydrants in the Village West subdivision. VW was built in 1968. We have 2, 3, 4, 6 inch pipes.

Currently rules suggest fire hydrants be on a line of 6 inch or larger. Because of the age of our neighborhood, there is a range of line sizes in VW. In larger cities hydrants are closer than in Rural areas and they are mostly every 1,000 feet. Ours are about 2,000 feet apart.

New construction has to follow the new code. The Fire Hydrants are built and used as a flush device. The CLWSC does have a \$15,000 budget annually for partnering with neighborhoods to add fire hydrants. This budget is for the entire Canyon Lake area though. If your neighborhood is approved they would share in cost of hydrants. The amount they have allowed for this equals 3 hydrants for the entire lake area to apply for. There is also a Line replacement program in their budget, most of that goes to areas that have constant breaks.

If this is something our neighborhood wants to do. We need to identify the money we have then look at the map and plan. The problem to replace mains, it can become very destructive to your neighborhood and expensive.

Utilities cannot guarantee pressure. Triple Peak Water Treatment has near 160,000 gallons available. There is 12 inch line that goes down FM2673. The CLWSC stated they have an adequate supply of water. Looking on the map, we have the water, the line can be a restriction. The spacing for VW hydrants is about 2,000 feet apart.

Question: Does the county have a number of neighborhoods like our? Can we work together to plan a bond issue to help? Answer: CLWSC is a private co and cannot assign bonds.

Comment: Maybe we should have a private public partnership. It was suggested to form a committee to work with the county, fire dept., and the CLWSC to identify the needs and solutions. Possibly find neighboring areas with the same needs. Bob volunteered to be involved. Someone asked if the Hydrants that are currently out need to be replaced if pipes were replaced. Answer, no, The hydrants will accept multiple diameter of pipes due to adding branches to add. Question: What percentage of the lines need to be replaced? Answer: Pipe has a life expectancy. The VW neighborhood has not met this yet.

Question: Doesn't the system automatically recognize if more pressure is needed? Elevated storage tank, If there is a need there are pressure pumps.

Fire Department follows the ISO recommendation of planning for every 1,000 feet to prepare their ability to fight fires. The Fire Dept. does not have volunteers anymore, just full time paid crews. They are limited though. Our station on Island View is a 2 man crew. Someone asked how we can be of assistance. Someone suggested requesting the Commissioner court to analyze our subdivision and make recommendations of how to improve our neighborhood's firefighting abilities, then bring it to their attention for the need for additional dollars for the Fire Dept. We need a committee to plan.

Currently they operate on 8 cents to every \$1 dollar. Cannot raise more than 10 cents. The last budget approval failed by 3 votes. They have 23 personnel per shift. The fire dept. covers 250 square miles and just opened their 6th station.

Fire Department obligation is to provide the stations, and EMS.

Rodney discussed that it would benefit us to invest in helping the Fire chief get more personnel.

Question: Is there flushing on a regular bases. Answer, yes, but in 2019 the dept. was asked not to flush the fire hydrants due to water supply issues. They did inspect, grease and paint the hydrants that year.

The water dept. told them they could flush and inspect all hydrants this year.

How many gallons does the pumper hold? 500 to 1,000 gallons.

Someone asked about pumping water from a residential pool. The Chief said it can be done.

It was pointed out that the fighters were asked at the last fire, and it was turned down due to lack of equipment. The Chief is looking into the specifics of this. Some residents asked about pulling from the lake, and those specifics were discussed.

Bob stated again; The Fire dept. needs a hook to generate interest for more dollars. The community should go to commissions court and ask what we need for our area to be safe. We should request a study done of our system with the cost. Most people have their head in the sand and don't worry until it affects them. The Fire Dept. and Water Dept. both committed to working with our committee.

Jessica wrapped up the discussion talking about the possibility of creating a committee to investigate the best options for our community in regard to firefighting. We had a great conversation with the CLWSC and the Fire Department and look forward strengthening our partnership.

Adjournment - 8:32 PM

CANYON LAKE



Special Meeting Minutes

January 19, 2021 7:02PM Online-Zoom

New 2021 Board Member attendance: check as appropriate

Present	Absent	Board Member
P		Jessica Cejka - President
P		Sherrel Romano Treasurer
	A	Brad Mitchell
P		Tricia Buford Markuson Secretary
P		Dusty Cejka - Webmaster
P		Beverley Sims Member At Large/Social/Treasurer

Quorum Present: yes

Proceedings: Call to order at 7:02 PM

ORDER OF BUSINESS

INTRODUCTIONS Board Members introduced themselves, Property owners in attendance - Daniel & Kelly Booth, Suzane Kujawa, Wayne Synder, Sandra Bougious, Donna Eccleston, Stacy and Andrew, Betty & Mark Hoher, Carlton (123), June Cerrato, SR42

Proceedings

Call Meeting to Order:

- Election of Board Members
- Creation of Amenities Fee
- Clubhouse Hardiplank Project

The President reviewed the voting protocols for the online meeting. Those that had not voted by the mail deadline, or would like to change their vote, can vote at this time. Ballot #1: Proposed completion of hardiplank on clubhouse

Subject: *Bylaws Article II B 2 - No more than \$7,500.00 per project may be spent or committed to without approval of a simple majority of the eligible voting members present at the Annual Meeting or a Special Meeting called by the Board of Directors or by mail in ballots, as provided by the Board of Directors, received one day prior to the meeting.*

Proposal: In 2020, the Board voted to hire a professional company to replace hardiplank on front of the clubhouse. They solicited 3 bids and selected Crane Construction with an estimate of \$5200. The front of the clubhouse has been completed and we have extra materials to begin another side. The next side will be \$3500 more, so we need approval of the project since we are going over the \$7500 threshold set in our Bylaws. At this time, we are only doing one more side; however, over the next few years as we have the funds, we will be finishing all 4 sides of the clubhouse.

Benefits: This will improve the appearance of our clubhouse and pool area for all residents.

Vote: **As a member of the VWPOA, do you approve to complete hardiplank on the clubhouse over the next few years as funds become available?**

For: 94

Against: 12

Abstain: 2

Total 108 **Motion passed**

Ballot #2: Election of Board of Directors

Subject: POA By-Laws Article IV A-1 State the Board of Directors must consist of a minimum of 5, possible 7 but no more than 9 members to be elected by the membership at its Annual General Meeting serving 2 year terms.

Matter: The following members will remain on the 2021 Board of Directors to serve the 2nd year of a 2-year term: Jessica Cejka (President), Patricia Buford Markuson (Secretary), Sherrell Romano (Treasurer), Brad Mitchell, Beverly Simms and Dusty Cejka (Members at Large). We are able to have 3 additional members (*VP or Member at Large*).

James Alderson: 84 **Bob Mitchell:** 85

Motion passed

Both James and Bob will be Members At Large

5 additional Residents were written in, Rodney Sandoval (2), Blake Seymour, Cindi DeWitt,

Dennis Molina. They were contacted if possible, and they were not interested at this time.

We currently have 6 board members with James and Bob will make 8. We can appoint another at our monthly meetings, so if interested please come to our next meeting. We always need volunteers

Carlton questioned the vote within the by-laws. Donna stated the board had a quorum and because of Covid we were using mail in ballots. There are more than 15 that have responded by

mail. Further discussion on by-laws. Let's move forward with this and Jessica will verify with the lawyer.

Ballot #3: Proposed creation of Village West POA Annual Single Amenities Fee

Subject: POA By-Laws require simple majority Property Owner approval from the eligible voting members present at the Annual Meeting or by mail in ballots, as provided by the Board of Directors, for any additional fees imposed.

Matter: In order to generate revenue and keep the POA amenities safe, secure, and well-maintained for the benefit of our community at large, additional funding will be needed.

Proposed Solution: POA is proposing a single amenities fee for Property Owner use of all amenities including the pool, tennis, basketball courts and lake access. For 2021, the cost of the annual amenities key would be \$125 and would be subject to yearly increase as maintenance is needed for the amenities. Clubhouse rentals are not associated with the amenities fee and will continue to be billed per event.

Neighboring residents donated funding to replace the current unsecured wooden gate at the top of the Irene easement with a metal gate so no POA Operating Budget funds will be used. It will include a walk-thru gate with locking capability. A private property/no trespassing sign will be posted at the road on Irene. A larger sign has been posted on the fence of the tennis courts.

Benefits: This will help limit amenity use to VW residents only by restricting unauthorized use. The tennis court and lake access area has become a high traffic area for non-residents of the Village-West neighborhood with increased disruptive behavior, profanity, loud music, littering, after-hours use and fires. The POA feels the ability to lock the gate will not only generate much-needed revenue but help make the area more safe, secure and enjoyable for those residents using the area and reduce the liability risk for the POA.

Open discussion for Ballot 3.

For: 110

Against: 20

Abstain: 5

Total 135 - Motion passed

Open Forum:

Discussed our associate membership definition and cost, \$250.00.

Jessica reviewed the discussion from the July 12th meeting with the **Fire Chief** - Darren Brinkkoeter - **CLWSC** - Larry Jackson - Director of Customer Relations, Larry Bittle, General Manager, Heath Woods, Engineering manager. Donna Eccleston, County Commissioner, missed the 12th meeting, but attended the 19th. She apologized and opened the forum for any questions. It was suggested last meeting to develop a committee to meet with then at a later date. There were several people on the last meeting that had good experience and will be contacted. Sandra discussed again the question of appropriate pool use by the fire dept. Donna reminded us that the Fire Chief is the best source for any specific equipment questions. The Chief did say last meeting that he was going to look into the pool equipment,

and make sure his men knew the appropriate uses. Anyone that wants to serve on this committee are welcomed.

Any more neighborhood questions? Larger pipes will be replaced once they wear out. Unincorporated areas operate a little differently than the cities, so Donna gets many questions from our new residents. Taxes; the county gets 12-17% of your taxes. Sales taxes are specifically for offset property taxes. Don't hesitate to contact Donna for any questions. She also shared information about the Covid 19 vaccine progress. She encouraged us to check the online County website regularly. A few questions on the new asphalt and road base that is added. Make sure you follow the permit process. Comal County personnel is not out to get you, but to help you with any building our road permits. There is an online site for environmental issues and you may enter anonymously.

Donna complemented the county personnel for working with residents to solve their problems, and thanked the neighborhood POA board members for serving.

Jessica wrapped up the discussion.

Adjournment - 8:45 PM

CANYON LAKE



Monthly Board Meeting Minutes

February 9, 2021 7:00PM Online-Zoom Clubhouse – 1262 Amanda

New 2021 Board Member attendance: check as appropriate

Present	Absent	Board Member
P		Jessica Cejka - President
P		Sherrel Romano Treasurer
P		Brad Mitchell
P		Tricia Buford Markuson Secretary
P		Dusty Cejka - Webmaster
P		Beverley Sims Member At Large/Social/Treasurer
	A	James Alderson Member at Large/Maintenance
P		Bob Mitchell Member at Large

Quorum Present: yes

Proceedings: Call to order at 7:01 PM

ORDER OF BUSINESS

INTRODUCTIONS Board Members introduced themselves, Property owners in attendance - June Cerrato, Mark and Betty Hoher, Bonnie and Wade, Janie, Rodney, Randy Roberts, Kellie Rostvold, Kay Robichau, Craig Nidever, Jim Wilburn, Jim Ruffing, Dennis Molina, Don Gearhart, Kristine Freres, Sandra B., Johnnas iphone,

SECRETARY -

January 12th regular board and January 19th special meeting minutes, Jessica Cejka motioned to approve, Bob Mitchell was a second. Board Meeting Minutes were adopted by unanimous consent – Minutes are posted on website.

TREASURER - Beverly reviewed the Treasurer report, compared January 2021 to January 2020. Total income for January 2020 - \$1,036 compared to 2021 - \$2,119. We received several resale and transfer fees in January. Total expenses 2020 \$1,127 to 2021 \$875. Bank account is \$40,376. \$550 is dedicated to the tennis court due to donations, and \$3,450 for the Irene gate through donations. Profit for January 2021-\$1,244 to 2020 (-91)
Available cash is \$36,376.

Average monthly expenses are \$3,126. We have 11.6 months of cash reserve.

Sherrel has been busy posting all the payments flowing in. In February so far, she has entered \$8,115 which is 12 amenities fee(projection is 120) 17 donations, 2 resale, 3 transfers, 28 special assessments, 67 mandatory fees \$24. Jessica complemented Sherrel and Beverly for all their handwork. A unanimous thank you.

Committee Reports

Maintenance-Craig attended meeting for James and gave us an update. Last week, February 1st, volunteers gathered to begin work on the East side of the clubhouse with the left over hardiplank. Progress was made. The work will pick up later this month.

Architectural -

754 Cindy - need to verify 15 ft. Set back

1692 Laurie - set-back needs to be verified and if the garage will be built on a separate lot or has the two lots been replatted?

2325 Colleen needs clarification of measurements. Brad needs contact information.

When information is gathered Brad will e-mail the board for approval.

Webmaster - Paypal has been updated

Social - We are shooting for 2021 pool kickoff May 15th. Would like to have a community party July 4th. Hopefully in the next 6 weeks planning can begin, all of this depends on the Covid situation. Beverly could use some extra volunteers to help plan. Information will be added to webpage. Possibly Hot Dogs & Hamburgers, Yard decoration contest, Golf cart parade, hopefully we will be able to gather by then.

Old Business

Fence - Brad updated the project - we have committed to AAA Fence Co. A drawing was requested and received, once the drawing is approved project should be completed in 3 to 4 weeks.

Lawsuit Update - The two parties were given a deadline. One party gave two proposals and both were declined by the other party. They will have to return to arbitration. No dates at this time. The POA will have representation. As soon as information is received Jessica will pass on to the board.

Advertising on website - A realtor, Betty Giannone and Insurance Agent, Mick Flowers, are interested in ad space. Jessica will follow up.

Jessica announced Bob Mitchell has volunteered to be Vice President. We are happy to have him take this position. Jessica moved to nominate him to the position, Sherrel was a second. Board votes unanmonously. Bob Mitchell motions all of the rest of the board stay the same, Brad is a second, and the board votes unanimously.

New Business - Jessica asked if there is any new business, no response.

Open Forum

Jim Wilburn told everyone, Good Job.

Mark Hocher wanted to know if we have received information on the short term rentals/amenities question. The lawyer has not replied to Jessica's messages of late. Question to M. Hocher, do we have a retainer with him?

It was discussed in January to start a committee, Bob and Brad volunteered to work with the CLWS, county and Fire dept on a committee to assist neighborhood. Maybe Rodney, and Brad stated his neighbor may be interested. He is a former firefighter.

Someone asked about Donna Eccleston, since she missed the early January meeting. Jessica let them know she attended the special meeting and answered many questions. She also shared timely information on the Covid 19 vaccination situation. See the January 19th meeting for more information.

Adjournment - 7:45 PM



2021 Board Members	
Jessica Cejka President	P
Bob Mitchell – Vice-President	P
Tricia Buford Markuson Secretary	P
Sherrel Romano Treasurer	P
Beverly Simms – Member at Large – Socials	P
Dusty Cejka – Member at Large - Website	A
Brad Mitchell Member at Large – Architectural	P
James Alderson - Member at Large – Maintenance	A

Quorum Established - yes

Call to Order 7:02

Property Owners in attendance: Betty and Mark Hocher, Debbie Sheridan, Jim Ruffing, Debra Jones, Deb Holland, Gwynn Wigginton, Dave K, Wayne Synder, Steph Grabois, Carlton A, Sandra B, Jeff and Tracy Hastings, Linda K., June Cerrato, Linda, Tammy.

Jessica reminded the participants that they may use the chat bar to ask questions if they do not want to or have time to speak.

Orders of Business

Secretary

- Brad Mitchell motioned to approve February 2021 Monthly Meeting Minutes and Sherrel Romano was a second. The Minutes were unanimously approved and are posted on the website.

Treasurer - Treasurer report was reviewed by Sherrel and Beverly.

Sherrel reviewed specific current revenue numbers Amenity fee 66 = \$5,772.00, Special Assessment 97 = \$10,498.00, Transfer Fee 4 = \$1,200, Resale 3 = \$825.00, Donations 123 = \$2,101.00.

Beverly reviewed Financials and compared to previous year. Income as of Feb. 2021 \$26,359 compared to Feb. 2020 \$16,625 up \$7,500.

Total Expenses as if Feb, 2021 \$1,588 to 2020 \$1,372 which is up \$9,500. Banking stats - total cash on hand \$63,903.

Rolling Cash Analysis we should be able to cover expenses for 19.2 months, but currently all money is coming in and no money are going out.

Committee Reports

Maintenance

James Alderson could not make the meeting, so below is his message.

Your maintenance team has met a couple of times since our last meeting and accomplished the following.

The East wall of the clubhouse is planked as high as we can reach without scaffolding.

All of the caulking and some of the painting has been completed on the plank and the front of the building.

We are aware of the toilet leak in the ladies rest room and will get that take care of in the next couple of weeks or at least before the pool opens. Water to that toilet will remain shut off until the repair is done.

I would like to express a sincere thanks to Jack Catalina and Jim Mulligan (who is no longer with us) for helping distribute water for flushing to several of our home owners. That water was rain water collected over the past couple of years that Cyndi and I use to water our garden.

Please let us know a good time for the work day and pool cover removal and we will round up the troops.

Time permitting, we could put a lot of paint on the clubhouse at that time.

Mark Hoher, property owner, recognized the pool committee's hard work, and pointed out they are just a handful of volunteers. He wanted to know if the POA finances could allow the pool company to handle all pool duties. It was pointed out that the finances are still fragile, possibly within a year or two there will be some breathing room, which would allow more money for the pool. The plan is to raise more revenue with the Amenities Fee. Jessica stated that Beverly and Sherrel are keeping a close eye on the money and comparing it to the previous year. Legal fees and high insurance cost are still a factor..

Carlton, property owner, wanted clarity on the clubhouse timeline and questioned the vote on the "over the threshold of \$7,500" at the special meeting.

This opened discussion about the clubhouse construction process. The front of the clubhouse was handled by a Contractor for \$3,800 with VWPOA purchasing the materials. Materials were first purchased for the volunteers to complete the job, but it was decided to use a contractor for the front instead of volunteers. 3 bids were received. More product than needed was purchased, so in order to use material in a timely manner it was discussed to complete the East side. The vote at the special meeting was to address any additional material to complete the East side. The volunteers are currently working on the East side using the overages, but they will need to purchase additional materials to complete the East side. Due to the purchase of additional materials taking the number over the \$7,500 threshold, the vote was called in the special meeting that was already scheduled. The board discussed having each side as a stand alone project, but thought the special vote kept the project more transparent. The plan is to evaluate after each side is complete to consider a contractor or have the volunteers complete.

Jessica will touch base with James to clarify how we will proceed.

Carlton wanted to know if the bids are available. Of course they are available at request.

Architectural

- Gate Project - Brad gave an update on the gate. The Fence - company will have the gate installed and completed by the end of March. Brad is working on getting information on the gate locking system. We need to have some signs to educate the public about the gate system, we are planning on giving a month leeway. Hopefully begin locking May 1st. The key that will lock the Irene property will also unlock the pool. Recommended to put the properties on all of the social media available to us.
- Sheila Wooten - sent an e-mail, Brad replied, and waiting for reply from her.
- 754 Cindy - proposed garage needs to be clarified. The owner and contractor were emailed on Feb. 10th, waiting for a reply.
- 325 Colleen, Thompson - on hold, does not have a firm idea of what they want.
- 1692 Laurie - more discussion is needed and a follow-up.
- 1329 Janet, Debra Jones - Will be submitting appropriate paperwork on build soon. Would like clarification of Deed restrictions and house trailer. They are requesting to live on the construction site, and would like a variance. Debra said she feels there are many doing this in the neighborhood, and she has taken pictures. The POA will look into this and clarify with attorney.

Communication/Webmaster - add the key information for the Irene property and the Pool opening information.

Socials - Request for baby shower, but it was a non resident. With the Covid 19 state opening up, there will be more interest.

Old Business

- Lawsuit update - no current update. We will get a notice when their 60 days are up. We received a bill for the Lawyer's services on our behalf, and it has been paid.

New Business

- Opening of Pool
 - Pool cleanup & cover removal day. Pool Committee was looking at May 8th for the opening, cover needs to come off at the beginning of April. Due to Easter we discussed April 6th for a cleanup day for power washing, tree trimming and overall cleaning and removing the cover.
 - Discussion of additional and alternate days. It was recommended to open the Pool on May 1st. It was suggested to have the clean up on a Saturday, possibly May 27th, if not Tuesday the 30th. The committee will send additional dates to the board, then an email will be sent out for volunteers.
 - Recommended Key pick up dates: April 20th from 10am-12pm, April 21st 6-8pm, 22nd 10-12pm and May 1st 10am to 2pm with an ice cream social.
 - Sandra started pruning the Oleanders and is waiting on the Saga palms. She said that she will take care of the the plants at the front of the clubhouse.

- There are some pallets and trimmed trees that need to be hauled off. Possibly on cleanup day.
- Patricia will discuss key locks with Brad.

Open Forum - Mark H. Asked if we got a legal opinion on the short term amenity usage? Still waiting on response from Lawyer on a few items. May need to make a Lawyer change.

Adjournment - 8:07pm



April Board Meeting Agenda
April 13, 2021 7pm
Online

2021 Board Members	Present	Absent
Jessica Cejka President	P	
Bob Mitchell – Vice-President		A
Tricia Buford Markuson Secretary	P	
Sherrel Romano Treasurer	P	
Beverly Simms – Member at Large – Socials	P	
Dusty Cejka – Member at Large - Website		
Brad Mitchell Member at Large – Architectural	P	A
James Alderson - Member at Large – Maintenance	P	

Establishment of a Quorum - Yes

Call to Order: 7:02

Property owners in attending - Emery Wilke, Thomas Wilke, Debbie Stafford, Dr. Crosby, Betty and Mark Hoher, Sandra B., Galaxy A21, Christy's iPhone, Pohler, Moto Z3

Orders of Business

Secretary

- Approval of March 2021 Monthly Meeting Minutes - Jessica motioned and Sherrel was a second, and March minutes were unanimously approved by the board.

Treasurer - Treasurer's Report was reviewed. First Quarter income. The mandated fee \$7,716, Prior year mandatory fee \$879, Voluntary Assessment \$12,794, Amenity Fee \$12,000, associate Fee \$500, Resale packet \$1,925, Transfer Fee \$2,700 Donations \$2,982, Pay Pal \$21, Total income for the quarter \$41,517 which is 66% of Total year budget 2021. Within the income is \$550 for tennis court and \$3,450 for the gate. Expenses are low at this time \$2,466. The insurance cost of \$17,000 will be due this summer. Additional Amenity fees would be helpful.

Committee Reports

Maintenance

- Special thanks to everyone who helped with pool cleanup day and Sandra for landscaping.
- Toilet was replaced in the women's restroom by a volunteer, Pipe in the pump house was replaced by a volunteer, and after clean-up day several volunteers hauled the bush to the Comal Co. recycle center.
- Clubhouse update on hardiplank project – completed front, volunteers started one side but due to approaching deadline and scaffolding needs, we are hiring the contractor to complete the project.
- Irene Gate Project update - Brad will report Thursday am. On the gate status.
- Signs went up this week stating it will be locked starting May 15

Architectural

- Property owner asked about living in RV while building home. This violates the deed restrictions.
- 1440 Colleen was approved.

Communication/Webmaster - Some updates were pointed out to add to the webpage.

Socials

- Pool opening - will be a key pick only.
- Covid concerns are still in play, there was a discussion on possible dates, Memorial Day, July 4th or labor day.

Old Business

- Attorney update
 - Lawsuit update - still waiting to hear if there are any recent outcomes.
 - STR rentals using property owners amenities - received information from lawyer and was discussed. The board is getting together to finalize waiver this weekend.
 - Looking at other options for attorneys
- Opening of pool:
 - Key pick up dates are on the website. Information was sent via e-mail or mail to those who have already paid the amenity fee.

New Business

- Clubhouse rentals – The board would like to see the clubhouse open for rentals. Information will be updated on the website.
- Volunteer committees were discussed and how we can get extra volunteers. During the key distribution, and during in person meetings, we will place out sign up sheets.
- The board is looking forward to in person meetings. Prior to the next meeting, the President will test a hotspot to see if we can accommodate both.

Open Forum - Many residents reported a drone flying around and buzzing their properties, One of our board member researched and reviewed the Drone information he acquired from the Sheriff and other sources.

Adjournment: 8:08

CANYON LAKE



Monthly Board Meeting Minutes

May 13, 2021 7:00PM

Online and In Person

Clubhouse – 1262 Amanda

Absent	Present	2020 Board Members
	P	Jessica Cejka President
	P	Bob Mitchell Vice President
	P	Tricia Buford Markuson Secretary
	P	Sherrel Romano Treasurer
A		Beverly Simms – Member at Large – Socials
A		Dusty Cejka – Member at Large - Website
	P	James Alderson - Member at Large
	P	Brad Mitchell Member at Large

Order of Business : Meeting called at 7:04

Introduction of Board members

Secretary - April minutes were unanimously approved

Treasurer - Sherrel reviewed revenue to date. Dues 2021 369 = \$8,856.00, 2020 Dues =34 \$792.00, past Dues = 29 \$653, Amenity Fee = 119 \$14,875.00, Associate membership 6 = \$1,500, Donations 160 = \$3,790, Resale Certificate 11 = \$3,025, Transfer Fees 18 = \$5,400.00, Special Assessment 137 = \$14,664.00. Question where were we at this time last year? It seems like we have improved since last year. Brad read the report comparing this year to last.

Committee Reports:

Maintenance - Clubhouse has been completed. There was some lumber left over, James replaced it with picnic table lumber for the lake access area. Craig is building the table. We are happy to take donations for additional tables. Still on the list of repairs, the playground area, paint underneath the clubhouse. Question, Was the roof inspected since the hail storm? Can we obtain a new roof? Yes, someone did check our roof and we are waiting on reply from insurance company. Sherrel left a message today for the Insurance adjuster. The girls bathroom has been painted blue as well. One

of the residents discussed buying a couple of picnic table kits for the lake access area. Asked about basketball hoop repair too. James will look into the basketball repair.

Fence update: Gate is completed, but not locked. The Contractor will be out Thursday.

Architectural - Brisk month All approvals sent to VW website. The 6 below were approved in the last 30 day's ish:

- *1440 Colleen Lot 3 Gitzen- Garage
- *1102 Colleen Lot 14 Counts -Car/Boat port
- *2417 Connie Lot 627R Hooten- Garage
- *209 Cindy Lot 370R Brannon- Garage/Shop
- *1528 Connie Lot 738 Aroble- Home
- * 2042 Colleen Lot 78R Thomas- Home/ Garage
- *2141 Janet Wentworth -Remodel- Extended exterior completion Goal to 7 months from 6 to June 2, 2021

Communication/Webmaster – One more person interested in putting an ad on the website, waiting on art work.

Social – Beverly Simms - Hoping to have a social on July 4th. Any ideas? More to come on June agenda.

Old Business

- Lawsuit - Still waiting for information.
- Pool Opening: The pool opening went smoothly, and pool keys are still being handed out. People can pick up keys at clubhouse at 10 am. This information will be on the website. It would be helpful for the owner to email that they are coming.
- Directors insurance needs to be paid at the end of May. Sherrel is working on the paperwork now. Questions and discussions about insurance pricing. Due to the outstanding lawsuit we were brought into the pricing has remained high.

New Business:

Updating the By-Laws - Asked owners if anyone would like to be on the committee. No one volunteered. Board will determine a date to meet. Possible lawyer change.

Attorney - Due to lack of response from lawyer, we will look into alternatives of potentially using someone else. Sipra Boyd of RMWBH same lawyer helped Canyon Lake Hills, their feedback was the bylaws that were assembled with their help were pretty aggressive. Las Brisas also utilizes them and reported to a board member they were pleased with them. Both of these subdivisions are larger than ours. The firm has a name brand and have a good reputation. Consensus we need a firm to respond to us. Warnings from owners to make sure we understand fee schedules. Of course all fee schedules would be clarified.

Open Forum:

- Owner wanted to know if there was ever a discussion to counter sue? The consensus is that counter suing would be costly. Someone asked when we were brought into the suit, we were brought in as a 3rd party defendant around December 2017.
- Questions on the Amenity Fee Association membership. Fee schedule has changed for the Associate membership and the Longterm Tenants were recognized as an Associate member. This was discussed at January and April meetings. Short term owners sign their own waiver when paying the amenity fee. Their guests must complete a waiver, then submit it via email prior to any use of amenities. Property owners are allowed one key. Long term renters are allowed to join as an Associate and have their own key. An owner questioned when the vote took place on the AFA membership. The board stated that the vote took place, and the details will be looked into and supplied.
- Question on RVs, they are not allowed to live in on property while building is taking place. Owner encouraged the board to make sure the RV issue is clarified on property In the Deed restrictions it is stated "no structures or house trailers of any kind may be moved onto the property; servants quarters and guest houses may be constructed on the rear one-third of said lots after completion of permanent residence.

Adjournment : 7:50



June Board Meeting Agenda

June 8, 2021 7pm

VW Clubhouse at 1262 Amanda Drive

* Meeting will be live-streamed via zoom. Online participants only mode during meeting but will be allowed to participate in

2021 Board Members	Present
Jessica Cejka President	P
Bob Mitchell – Vice-President	P
Tricia Buford Markuson Secretary	P
Sherrel Romano Treasurer	P
Beverly Simms – Member at Large – Socials	P
Dusty Cejka – Member at Large - Website	P
Brad Mitchell Member at Large – Architectural	P
James Alderson - Member at Large – Maintenance	P

Quorum was established

Call to Order - 7:00PM

Orders of Business

Introduction of the board

Owners in attendance - K. Markuson, Henry, Ken Romano, Art Simms - Online - Betty and Mark Hoher, Kelly Minor, Deb Howard, Carlton, Andrew LeBlang, Jeff Hastings, Jim Ruffing, Sandra B. And Lisa Rawling

President welcomed everyone to the June POA board meeting. The meeting procedure was reviewed, this meeting will be live-streamed via zoom. Online owners (with the exception of the board members) will be in listen-only

mode during meeting but will be allowed to participate in Q&A at the end of the meeting. The property owners were thanked for attending and the property members present introduced themselves.

Secretary

May 2021 Monthly Meeting Minutes were posted to the website. There were no questions or objections to the minutes posted. The President moved to approve the minutes as posted. The secretary was a second. All board

members were in favor. Minutes approved unanimously.

Treasurer

YTD financials were detailed and discussed. Currently our revenues received and our expenses incurred puts us in a profitable status. We have 3 areas of expenses that may be higher than our projected budget for the year. These are our insurance costs for our directors' liability policy that we anticipate to increase, our pool maintenance expenses which are coming in higher due to rising chemical costs and spending for legal reviews and corporate updates of which we are in need.

Committee Reports

Maintenance left message with Crane Construction about the roof. Our insurance adjuster, said that we didn't need a new roof just \$400 repair cost. Maintenance built a picnic table from the remaining materials. The goal is to take it down to the lake access area.

Owner commented on the need to trim the trees down to the lake along the easement. Maintenance in agreement to set up a work day. Someone suggested leaving the trimming of trees until the winter which is better for the tree's health. An owner is donating 2 picnic tables and a nice bench. Thank you.

Maintenance want to prioritize a list of projects that are still outstanding. Update to follow.

Basketball goal committee received bids from Crane and Rameriz \$500 the cost of the goals plus labor. If anyone else knows of a company, please let us know.

- Architectural Last month was active, this month just questions to be clarified. No approvals at this time.
- Communication/Webmaster general information kept there. We now have 3 advertisers.
 - Socials - We considered the 4th and July for a community get together. Social chair collected pricing and had conversations with other Owners, comments were about all the current activities during the 4th weekend and we thought it best to wait until October for National Night Out.

Old Business

- Lawsuit update
 - The two parties in the lawsuit are still trying to come to an agreement. We do not know the details at this time or a timeframe on when they will reach an agreement. Our attorney will update us as soon as he gets more details.
- Setting up a committee to review/updating bylaws
 - Once we have our new attorney in place, we will be setting up a committee to review/update our current bylaws. If anyone is interested serving on that committee, please let a board member know.
- Question raised at last board meeting regarding voting of amenity membership fee
 - When the current board stepped in, the POA was struggling financially. This POA board has worked hard over the last year to develop a rapport with residents and grow the revenue for maintaining and working on projects such as the siding and painting of the clubhouse. The POA board represents the owners of Village-West. The owners consist of full-time residents, weekenders, some owners have long term rentals and some own short-term rentals, but they all are owners. When categorizing our revenue this past spring, we looked at OWNERS and NON-OWNERS. The board created the amenity fee schedule this year with owners and non-owners/associate members as the two categories. This was voted on by all board members over email in February and passed by a 5-2 vote. The waiver for Amenities to sign was finalized in April. Our goal was to create these levels of membership in a way as to not discriminate against our owners. Long-term renters fall under the Associate membership because they are non-owners. The Owners pay a one-time Transfer fee, a yearly mandatory fee, an yearly assessment, and many make donations. The Associate Members make only a one-time fee for the use of all Amenities that include, the pool, the tennis courts/basketball courts and lake access. There have been questions as to the category division and we will be discussing with our new attorney following this meeting.

New Business

- Attorney
 - Selecting new attorney
 - Our current attorney handles lawsuits and recommended we find another attorney for the day-to-day questions that arise. The board interviewed three attorneys at different firms: Sipra Boyd (RMWBH), Bill Crist and Chloe Love. All three are extremely knowledgeable, bill at 1/10 hour increments, do not charge retainer fee and response time is 24hr-5 days.
 - Sipra Boyd is a larger firm (represents 1500+ HOA/POAs across state). Tiered billing is a pro. Initially would be using her (\$350-375) but could eventually use their law clerks or associates (\$125-250). 50% of their clients are HOA/POAs. Con is her office is in Houston (they have a SA office) but might be challenging if we ever wanted her to attend a board meeting or meet with us in person.
 - Bill Crist has been in practice since 2004 and went on his own in 2011. 75% of his clients are HOA/POAs and represents over 100 HOAs. His office is in San Antonio. There are 2 attorneys in the office. Pro: \$250 an hour.
 - Chloe Love focuses 100% on HOA/POAs. Her office is in Austin with clients in SA and Austin. Pro: She keeps client base smaller so can get to know clients. She is partnering with another attorney beginning in July and was recommended to us by our current attorney. \$350 an hour.
 - The board members shared their Pros and Cons and additional questions arose. Discussion took place.
 - After hearing the responses from the board, the President moved to nominate Chloe Love as the POA's attorney. Social chair. was a second. All Board members were in favor. The vote was unanimously passed by the Board members for Chloe Love. The President will let each attorney know of our decision and start work on the outstanding below.
 - We have gotten requests and questions from residents over the last few months that we will be discussing with our new attorney and provide clarification at the next board meeting. Items to address include:
 - **Amenity membership** – previously discussed in old business
 - **RV** – We are getting clarification on the definition of a house trailer as well as if you can live in an RV on your lot.
 - **Subordination clauses** – A few title companies have asked for the POA to sign a subordination clause at closing. Our previous attorney advised us not signed them. We are able to sign 60 notice letters but some title companies are requesting the subordination letter instead. We will be getting guidance on the pros and cons of signing the clause and set a standard policy moving forward.

- **Board meetings** – The board has held votes via email over the last year and we will be clarifying if those votes were allowed. If not, we will revote on those items at the next board meeting.
- **Architectural** – Deed restrictions state a garage cannot be built on a lot if there is not a home on the lot already. A resident has asked for clarification on this.
- **Filing notice of results of special meeting in January** - We held our special meeting in January where residents voted to create an amenity fee for all amenities. We have drafted a notice to file with the county and will get the attorney to review before submitting for filing with the county.
- If there are any changes that need to be made on any of the above items, they will be addressed and voted on at the next board meeting.

Open Forum/Owner Discussion

No items were received to discuss from owners prior to the meeting, but will open the floor for owners to address the board.

A Long Term Rental owner discussed the increase in the Long Term rental Amenity Fee. (Associate Membership)

The Board reviewed the Owner versus Non-Owner definitions, Resident versus Non-Resident, and Short Term versus Long Term Rentals. Several opinions were shared in a robust discussion. This topic is an area that the

board knows is an hot topic, and will have our new attorney clarify. The LTR owner feels that the Short

Term Rentals are being handled with kid gloves and objects to charging the Long Term Rentals more for the Amenities than the property

owners. Maintenance would like the board to look into a 2018 Board decision to allow the Maintenance committee a \$300 fund to fix things when they come up.

Jessica asked if there were anymore questions or comments. There were no more at this time and Jessica thanked everyone for attending.

Adjournment - 8:11 PM



July Board Meeting Agenda

July 13, 2021 7pm

VW Clubhouse at 1262 Amanda Drive

* Meeting will be live-streamed via zoom. Online participants in only mode during meeting but will be allowed to participate in the meeting.

2021 Board Members	Present	Absent
Jessica Cejka President	P	
Bob Mitchell – Vice-President		A
Tricia Buford Markuson Secretary	P	
Sherrel Romano Treasurer	P	
Beverly Simms – Member at Large – Socials	P	
Brad Mitchell Member at Large – Architectural		A
James Alderson - Member at Large – Maintenance		A

Establishment of a Quorum - yes

Call to Order: 7:01pm

- Welcome and Board introductions - Residents in attendance; Jim Ruffing, Kelli Rostvold, Russell, Stephen and Connie Grabois, Betty and Mark Hoher, John Parker, Carlton Albrecht, Sandra Bougious, Debbie Stafford, Deb Howard, Kelly and Howie's iPhone, Dr. Crosby, Rodney

Order of Business

President

- Resignation of board member, Dusty Cejka, It was brought to our attention that two members of the same household are not allowed to be on the board. A new law was put in place September 2019, this board joined in December 2019 and was not aware of the change. After the previous webmaster, resigned he stepped up and joined the board when no one volunteered to handle the web page. We appreciate his willingness to serve on the board and the time he has given keeping the webpage up to date. In the future we ask that any issues or concerns be sent directly to the board's email directly and not addressed on social media. The board is happy to address concerns, but not all members are on social media, and it is not checked on a regular basis. We do not want to delay a response. During his time on the board, he did not vote on any items. The board is fully aware that each household holds only one vote. In order to clear any concerns over items voted on during the past two years, the President motioned to ratify all decisions made by the board from the time he joined the board, March 2020 to present. This will solidify items voted on when Dusty Cejka was on the board. The secretary was a second. All board members present were in agreement, passing the motion to ratify.

Secretary

- Approval of June 2021 Monthly Meeting Minutes, Questions were brought up about a voting timeline. The minutes were tabled until the August meeting.
- Filing notice of results of special meeting in January - Ready to file.

Treasurer

- Treasurer's Report - Treasurer reviewed financials.

Committee Reports

Maintenance

- Basketball goal - More to come.

- Roof insurance claim - An owner offered to provide a name of a public adjuster to look at the clubhouse roof. The clubhouse has 20 year roof and it was put on in 2007. Beautiful picnic tables and benches were donated for the lake access property from on of our owners. Maintenance made a picnic table, and it is under the clubhouse at the pool area. Thanks to those that built, donated, stained and moved the furniture around.

Architectural

- RV's in neighborhood. Neighbors have complained about people living in their RV on their property. A letter will be drafted and sent. Still have questions of future fines that would address non compliance, lawyer will address.

Communication/Webmaster

- The PO has a standing communication committee. The Secretary was appointed by the President to oversee the communications committee. Dusty volunteered to serve on that committees and we welcome additional volunteers to serve on this committee.

Socials - The Social chair signed up for the National Night out on Oct 5th. We would like for this to be a hot dog social.

We will need about 10 volunteers. Save the date emails will go out in August. Will have some speakers from the Sheriff's office. Would like to have a theme such as, America the Beautiful and for this to be a welcome to all the new owners. Special thanks to the previous President for donating a great grill. The Social chair asked if anyone is interested to please send us a message.

Old Business

- Review/updating bylaws - Would love to have volunteers for updating our By-Laws. Start in the next month or two. The last board began this process and would be very valuable to the committee. Goal is to have these to the attorney to review and revise by the annual meeting for the members to vote on. Please send a message to the webpage if you are interested.
- Amenity membership – E-mail voting of owner vs non-owner categories and fees were reviewed with the Lawyer. Because of concerns with the voting the President made a motion to move forward with the current categories and fees and to revisit at the annual Board meeting in December. The Treasurer was a second and all board members in attendance were in favor. The board will revisit this for 2022. If anyone is interested in serving on a committees to review categories and amenity fees, please send the board a message online.
- Discussion about the Irene property, lake access and court area. The gate is in and most are honoring the process, but there is still people abusing the area. The sheriff recommends to not approach people that are exhibiting bad behavior observe then call the sheriff so the unwanted guests will still be there when they arrive. Neighbor of Lake Access/Tennis courts secured their property, and hoping this will help.

New Business

- Subordination clauses, A few companies have expected the board to sign Subordination clauses, on the attorney's advice we have not signed. Conversation of a solution would be to have the attorney review and pass the cost to the closing like a resale document of Transfer fee. Cost would be \$175.00 with 5 business days to complete. More review needed.
- **Open Forum/Owner Discussion** No specific items sent by owners for discussion. The floor was open for discussion. A former board member, complemented the board for bringing in revenue for the amenities. Thanks to the Pool Committee, we would love to have more volunteers if anyone is interested. Several neighbors reported on the Lake access area and gave their observations. The neighbor to the Irene property gate added barb wire to their fence and driveway gate to help deter nonresidents to the lake access and the court property. Several reports of new owners not knowing where the court and lake access property is located and some are having trouble with the lock. The plan is to display pictures of the Irene Gate and lock and post on the webpage. Also, need a new photo of the newly painted clubhouse. Robust conversations on county and neighborhood items, such as Boat Ramp, and overflow parking. Discussion of the lawyer choice, neighbors joined the conversation and shared their experience and skills.

Adjournment - 8:33



2021 Board Members	Present	
Jessica Cejka President	P	
Bob Mitchell – Vice-President	P	
Tricia Buford Markuson Secretary	P	
Sherrel Romano Treasurer	P	
Beverly Simms – Member at Large – Socials	P	
Brad Mitchell Member at Large – Architectural	P	
James Alderson - Member at Large – Maintenance	P	

Establishment of a Quorum - Yes

Call to Order - 7:01

Orders of Business

President

- Welcome and introductions - Board members and owners introduced themselves
- JB Williams, Cheryl, Mike Fuller, Ken Romano, Art Simms, Gretchen Schleyer, Henry Steinhager, Debra Jones, Debbie Howard, Jim Ruffing, Kelly Rostvold, Sylvia Butcha, Carlton Albrecht, Mark and Betty Hocher, Rodney Sandoval, Steph Grabois, Sandra B. Stacy, Dusty Cejka, Sandra Bourgeois

Secretary

- Approval of June and July 2021 Monthly Meeting Minutes
 - June minutes were tabled at the July meeting due to a question on a date from a resident. The corrected minutes were sent via email to all board members for review. There were no questions or objections by the board. The President moved to approve minutes as corrected. The Social Chair was a second. All Board members were in favor. Corrected June minutes were approved unanimously
 - The July minutes were sent via email to all board members for review. There were no questions or objections to the minutes posted. The President moved to approve minutes as posted. The Social Chair was a second. July minutes were approved unanimously
 - The filing notice of results of special meeting in January 2021 was filed with the County August 3rd under public notice.

Treasurer

- Treasurer’s Report - Details of current month revenue collected were presented. Financial account balances for year to date 2021 were reviewed as compared to 2020 year to date balances as well as 2021 total year budgets. A member questioned the amounts spent on a prior year mediation bill and the amount paid on our current year insurance policy. Both of which were answered sufficiently by the treasurer.

Committee Reports

Maintenance - Nothing to report at this time.

- Basketball goal
 - 6 contractors were contacted and with no interest. The Maintenance committee recommended possibly buying a temporary basketball goal for a solution. More investigation needed.
- Roof insurance claim – Suggested to postpone for a month, then reach out again to the insurance adjuster. Last month a resident recommended reaching out to a public adjuster.
- Special thanks to Jim Ruffing for replacing the palms at the clubhouse

Architectural

- RV's in neighborhood - The board is working with the Attorney on the correct path. This may need to be addressed in the By-Law revisions.
- 1329 Janet - One Approval

Communication/Webmaster - The webmaster committee person reported that the webpage had been updated. The need to renew web services is approaching and the information will be forwarded to the Treasurer.

Socials

- National Night Out - October 5th. The social chair gave information on the National Night Out. The Save the Date Flyer will be emailed out this week, then in September a RSVP email with a reminder following. If anyone is interested in helping with this event, please send an email to the email through the webpage.
- The clubhouse was rented in August for a birthday party.

Old Business

- Updating bylaws in 2022
 - The process of updating the by-laws will be postponed until 2022, so the expenses can be added to the annual budget and presented to residents at the annual meeting.
- Review of Amenity membership (LTR)
 - This board's intention from its beginning has been to represent the CLVW owners and their families to the best of their ability. It was felt that one of the major responsibilities was to ensure the amenities remain operational. For this year the amenity fee was set in 2 categories, owners and non owners. The board received feedback both positive and negative on this decision. At each meeting this has been discussed in detail. The board listened to the residents and believes more conversation on the LTR and STR and how to categorize the Amenity Fee needs to take place. This will be readdressed at the next annual meeting in December in a public forum. The President moved that the Board refund the addition to the amenity fee of \$125 charged to residents of lots being leased on a long term basis. We will review over the next months to have the 2022 amenity membership discussed and voted on at the annual meeting. The Secretary was a second. The board was all in Favor. The vote passed unanimously. The Treasurer will reach out to the seven Long Term Renters and facilitate the reimbursement of \$125 to each.

New Business

- Internet at clubhouse for Zoom meetings
 - Due to COVID, the board meetings have been held via zoom and recently mixed in person with zoom. A personal hotspot to host the online meeting has been used, but when the board member with the hotspot is not present, we have to change the format and have only in person or only online. To keep consistency, the President would like to recommend looking into getting WIFI at the clubhouse, so we can continue offering the online meetings to those who cannot attend. A board member stated this was a good idea to encourage more owner participation, increase positive interaction, and decrease negative comments. The board discussed options and will look into the cost. This will be readdressed at the October meeting.
- New regulations
 - There are several new state regulations going into effect Sept 1st that the board will be reviewing with the attorney's input. The Insurance Company was contacted to review coverage on some of these changes.

Open Forum/Owner Discussion

- An owner, Carlton Albright, requested to speak for a period of time at this meeting. He spoke for 5 minutes to share some of his concerns. He thanked the board for reimbursing the LTR. He stated that several residents as well as himself are looking to file a lawsuit on the POA. He stated that the property code suggest they let us know so we have options. In his opinion the Open meeting rules, POA state laws and a current house bill law was violated. He didn't bring his documentation. He then had questions on Transfer and Resale fees which are standard real estate fees. In his opinion the communication with the lawyer is supposed to be provided to residents in the minutes. He stated that he is not being negative just trying to help us.
- Jessica reminded Carlton that she has offered to meet with him and others multiply times to discuss any concerns. A former board President, Mark Hoher, made a comment about the significance of bringing lawsuits against the

board and asked that the owner commenting about this will make an effort to meet with the board instead of filing a law suit to handle any grievances.

Sandra B. asked about the Associate Membership, and wanted to know if the residents in neighboring areas were allowed to participate. The Associate participation is the same as the year prior. An owner asked about how to find the agenda on the website. The webmaster explained the process.

The President asked the residents if there are any problem or mistakes, please let the board know. The board members has listened to members in the past and made corrections where needed.

Adjournment 8:05



September Board Meeting Agenda

September 14th 7pm

Online

2021 Board Members	Present	Absent
Jessica Cejka President	P	
Bob Mitchell – Vice-President		A
Tricia Buford Markuson Secretary	P	
Sherrel Romano Treasurer	P	
Beverly Simms – Member at Large – Socials		
Brad Mitchell Member at Large – Architectural	P	A
James Alderson - Member at Large – Maintenance	P	

Establishment of a Quorum - Yes

Call to Order - 7:02PM

Orders of Business

President

- Welcome to Owners in attendance - Debbie Stafford, Rodney Sandoval, Sylvia Butcha, Dr. Crosby

Secretary

- Approval of August Minutes: Minutes were e-mailed to all board members. President asked if there were any questions or changes. No changes needed. The President motioned to approve the August 2021 Monthly Meeting Minutes. The Secretary was a second. All board members were unanimously in favor. Minutes were approved.

Treasurer

- Treasurer's Report - Current month revenue collected was presented. 171 Amenity Fee Keys was collected since Jan. 2021.
- Renewal of insurance policy - Liability policy confirmed and we are bonded - September 13th 2021 through September 13, 2022 cost \$5,663. An increase this year of approximately \$500 due to cost of living and rise in insurance cost.
- Thanks to Sylvia Butcha for a donation of \$300 to go toward the basketball court.

Committee Reports

Maintenance

- Clubhouse Refrigerator failed, repair man called, the cost of repair was the same as a new one. A new Refrigerator purchased for \$678.73, will be delivered this month.
- Clubhouse Sign - one placed on the clubhouse cinderblock wall.
- Basketball goal/pickle-ball - Wal-Mart has a basketball goal for \$220. James motioned to purchase the one basketball goal from Wal Mart with our donated money. The Secretary was a second. All the board members were unanimous. A group of Volunteers submitted a proposal to build a Pickle-ball court at the basketball court area. They submitted a plan to resurface half of the basketball court, level the court, paint, and purchase a net using all volunteer labor for \$900. It was suggested to resurface the other half for the basketball court too. It was suggested that would take an additional \$600 and voluntary labor. The President thinks we need to communicate with the Corp about the 948 line which prompter additional discussion about the Corp's requirements. This will be investigated further. Financial update needed prior to voting to proceed.
- Roof insurance claim – on hold till later this year
- An Owner asked if the gate on the Colleen side at the pool area will be replaced. Discussion incurred on ideas for repairing the area. This is an item that will be looked into for future projects in the 2022 budget.
- We need to do some tree trimming on the Irene project when it cools down, and the old basketball net needs to be removed. Removal of the old Clubhouse sign which was moved onto the clubhouse property. A dump run can occur after all our Irene and clubhouse projects are completed.

Architectural

- Notice to residents with lived in RV's - After the lawyer reviews our deed restrictions and bylaws. Strictly talking about living in the RV not storage of RV. Also, confirming no mobile homes.
- Architectural committee - A new State Law redefines our architectural process. We have 2 new volunteers to help with approvals, Geoff Mattie and Lanzine Justin. This will be a committee that makes decisions. The structure will need to be worked out. The committees are covered under our insurance.
- No new architectural approvals at this time.

Communication/Webmaster - The September Agenda needs to reflect September in top line.

Socials

- National Night Out - A RSVP e-mail blast will be sent out September 17th.

Old Business

- Internet at clubhouse for zooms, discussed for budget next year.

New Business

- Discussion on Attorney - The attorney that we previously voted on and chose to represent the POA has not been very responsive. The President proposed to the board that we choose one of the other 2 candidates. Three were interviewed at the time. Sipra Boyd and Bill Christ were the remaining two and their qualifications were reviewed. Sipra is from a larger firm with additional personnel to respond which could help us with timelier responses.
- The President made a motion to hire Sipra Boyd, and the Treasurer was a second. The board was a unanimous vote in favor.
- The President will contact the prior lawyer about our choice to change and will contact Sipra Boyd to see if she is available.
- Lawyer needs, Living in RVs and the New 2021 laws for HOA/POAs.

Open Forum/Owner Discussion

Multiple topics were discussed. RV question - can you let someone stay in if you have overflow of guests on a weekend?

Additional discussion on the house trailer question. Discussion on building timelines. Deed Restrictions and Bylaws need to be revised and brought up to date. We need further clarification from our Lawyer. We need to be consistent when interpreting deed restrictions. Discussion of Boat Ramp Fees. Deed restrictions are antiquated and need to be brought up to date. Removal of the existing basketball court.

Adjournment - The President moved to Adjourn the meeting 7:54

Treasurer was a second. All board members in favor.



October Board Meeting Agenda

October 12th 7pm
Online and In person

2021 Board Members	Present	Absent
Jessica Cejka President	P	A
Bob Mitchell – Vice-President		
Tricia Buford Markuson Secretary	P	
Sherrel Romano Treasurer	P	
Beverly Simms – Member at Large – Socials	P	
Brad Mitchell Member at Large – Architectural	P	
James Alderson - Member at Large – Maintenance	P	

Establishment of a Quorum - Yes

Call to Order - 7:00PM

Orders of Business

President

- Welcome to Owners in attendance - Lanzine Justin, Gary Freeland, Henry Steinhager, Debbie Howard, Terry McLeod, Art Simms, Kenneth R., Mark and Betty Hoher, Debbie, Sylvia Butcha, Jim Ruffing, Sandra Bourgeois.

Secretary

- Approval of September Minutes: Minutes were e-mailed to all board members. President asked if there were any questions or changes. The President motioned to approve the September 2021 Monthly Meeting Minutes. The Secretary was a second. All board members were unanimously in favor. Minutes were approved.
- The Management Certificate will be amended and posted in Comal County Land records with additional text per Property Code 209.

Treasurer

- Treasurer's Report - Current month revenue collected was presented. Financial account balances for year to date 2021 were reviewed as compared to 2020 year to date balances as well as 2021 total year budgets.
- Renewal of insurance policy - Liability policy confirmed and we are bonded - September 13th 2021 through September 13, 2022 cost \$5,663. Still waiting on invoice for payment.

Committee Reports

Maintenance

Clubhouse Refrigerator failed. A new Refrigerator was purchased, delivered and installed.

- Basketball goal/pickle-ball - James purchased one basketball goal from Wal Mart with our donated money. Thanks to Sylvia and James Butcha for their donation. James, with help from several owners set the goal up. The Crosby family will continue the set up. The Pickle-ball court at the basketball court area needs approval from the COE.
- Debris at both properties need to be removed. A dump run can occur after all our Irene and clubhouse projects are completed for this year. More to come.
- The pool is closed and being serviced once a month by the pool company. Bladders to secure the pool cover needs to be purchased. As soon as these come in, a date will be set to cover the pool. Decision to use the pool company all winter will need to be discussed at November meeting.

Architectural

No new approvals

- Notice to residents with lived in RV's - Strictly talking about living in the RV not storage of RV. Also, confirming no mobile homes. The President moved to approve the RV letter with approval of Lawyer to

send to the Owners that possibly have RVs being lived in on property. Beverly S. was a second, all board members in favor. Unanimously approved

- Property Owner purchased a small part of 248 that was owned by the Water Co. They want to build a gazebo. The President will have the lawyer review deed restrictions.
-

Communication/Webmaster - The NNO announcement needs to be removed. Also, New pictures of the newly painted clubhouse are needed. We still have space online for advertisement, if anyone knows of someone interested.

Social - National Night Out on Oct. 5th was a success. There were 72 signatures. Beverly recognized core Organizers and thanked all contributors. The Sheriff Dept. was represented, along with the Constables, DOA office and County Commissioner. A suggestion box was present to get some needed feed back. Following were the items numbered from most important to least; pickle ball addition was high on agenda, maintaining and improving the Lake access area was next, then improve the courts, add an automatic pool cleaner, fix the pool entrance and drainage, and look into internet for clubhouse. Additional comments; Owners would like more social events, handrails to the lake, welcome baskets, pride in ownership of properties, etc. Russell Grabois donated a pop up, Debbie Howard provided large maps of our neighborhood, Cindy Dewitt collected and shared important area information to our visitors. Sandra B. Allowed the visitors to use her property for overflow parking. Beverly sent out a Thank You email blast right after the event.

Old Business

- Internet at clubhouse for zooms, discussed for budget next year. The cost is too high for just holding the meetings once a month. It would be approximately \$700 to \$800. We will continue to use hotspots for next year's monthly meetings.

New Business

- The Treasurer will begin to compile the budget for next year using current information and suggestions from owners that visited the NNO or from suggestions that were mailed in.
- The timeline of the remainder of the year for the monthly meetings was discussed. Notice of Annual meeting needs to be mailed out 10 to 30 days prior. The President wants the mail out to be no later than November 15th.
- The President will send out an email blast right after this meeting calling for volunteers to serve on the board and the reminder of the two last meetings.

Open Forum/Owner Discussion

No one sent any specific topic to discuss. The only question was about the ongoing lawsuit. No new information.

Adjournment -

The President moved to Adjourn the meeting at 7:45PM Beverly was a second. All board members in favor.



November Board Meeting Agenda

November 9th 7pm
Online and at Clubhouse

2021 Board Members	Present	Absent
Jessica Cejka President	P	
Bob Mitchell – Vice-President		A
Tricia Buford Markuson Secretary	P	
Sherrel Romano Treasurer	P	
Beverly Simms – Member at Large – Socials	P	
Brad Mitchell Member at Large – Architectural	P	
James Alderson - Member at Large – Maintenance		A

Establishment of a Quorum - Yes

Call to Order - 7:00pm

Order of Business

President

- Welcome

Secretary

- Approval of October 2021 Monthly Meeting Minutes. The minutes were e-mailed to all board member. The President asked if there were any questions or changes, and no changes needed. The Secretary motioned to approve the minutes and Sherrel was a second. All board members were unanimous, and the minutes were approved.

Treasurer

- Sherrel reviewed the Income for the month of Oct. — \$2,558. \$825 Resale Packets, \$1,200 Transfer Fees, 1 special assessment, 1 pool key 3 dues, and the aerobic program \$132. Income/revenue will be very slow until the statements are mailed out in January 2022. It is worth noting that the Amenity key fee is still bringing in income due to adding the Irene gate lock. This has and will help in the future maintaining the amenities.
- Treasurer’s Report - Beverly presented impressive financial graphs, Kudos to Beverly. Current month revenue collected was presented. **Revenue** - 32% Amenity key fees, 26% Assessments and donations, 23% Transfer and real fees, 17% Mandatory dues, 2% Other and Misc. Expenses - 35% Insurances, 29% Special projects, 23% Amenities Maintenance, 6% Utilities, Taxes, and Events, 5% Administrative, 3% Legal. Financial account balances for year to date 2021 were reviewed as compared to 2020 year to date balances as well as 2021 total year budgets.

Committee Reports

Maintenance

- Resurfacing the basketball courts/pickle-ball will be all based on volunteers. Cost will be approximately \$1,500 to \$2,000. It was recommended that the materials will be purchased this fiscal year, and construction in 2022 with volunteer labor. Brad made a motion to resurface the court. Sherrel was a second. All board members were unanimous.
- Pool - decision on the Pool maintenance for all year. Sherrel motioned to have the pool company take care of the maintenance through the winter, Jessica was a second, All board members in favor. The cover will be put on later in the week.
- The basketball goals needs more water, the Crosby’s said his family will help complete.
- Clean up needs to happen at both amenity property. It would be preferable to have that cost come from 2021 budget.

Architectural

- A new state law states board members may not serve on the Architectural Committee. We have had two residents step up to serve on the ACC who are not board members. Also, under this new law, *all ACC requests must go to an ACC. Once the ACC reviews the application and if the request is approved, there is nothing further for the Board to do. However, if the ACC denies the request, the ACC must send notice to the owner, in writing, describing the denial in reasonable detail and changes, if any, to the application or improvements required as a condition to approval; and inform the owner that the owner may request a hearing on or before the 30th day after the date the notice was mailed to the owner. The Board then must hold a hearing within 30 days of receiving the request. While we transition to this new process, we ask residents be patient as we are all volunteers working on this.*
- Another state law Section 209.015 allows owners to build non-residence type structures on adjacent lots without having to consolidate the lot, formally, and to give an owner authority to do it despite the requirements to build residences on each lot. If anyone had previously submitted a request and was denied, please resend to the ACC committee for approval.

- Notice to residents with RV's - We had reports of residents potentially living in RV's. This violates the deed restrictions, so we have sent out letters to 3 properties who might be in violation. There was a response from two, waiting on a response from the third.
- ACC approvals
 - One on Colleen
 - Lot 248

Communication/Webmaster

Socials

- Do we want to have a social before or after the annual meeting? Cookies and water provided.
- 2 clubhouse rentals in Novembers
- Advertisement on the website needs to be updated, and more can be posted.

Old Business

- Annual meeting (budget prep and board positions)
 - We have 4 board members willing to stay on the board for 2022. 2 other homeowners have volunteered to run for the board. We are allowed up to 9 board members. Is there anyone else willing to run for a position on the board? We will be mailing out notices for the annual meeting next week and will include a proxy ballot for the board positions. If you will not be able to attend the annual meeting, please send in your proxy ahead of the meeting.
- Running again: Jessica, Sherrell, Brad
- Staying: Bob – term ends 2022
- Stepping down: Tricia-term ends 2021, Beverly – term ends 2022, James – term ends 2022
- New residents running: Debbie Howard & Nichole Ringer

New Business A preliminary budget is ready to discuss with the board. The financial committee will get together to discuss.

Open Forum/Owner Discussion-

- Owner of Lot 248 Unit 2 voiced her dissatisfaction on the denial to build a Gazebo on her property. A discussion took place and the recommendation was to follow the process and request an appeal. Suggestion that the ACC should have their own e-mail. The President agreed and will put in place. Another owner suggested to raise Transfer fee and charge a Architectural fee to help raise revenue. Conversation on this topic incurred, and further investigation on this topic needed for the Annual or a special session meeting. An owner had a question about when the ByLaws/Deed restrictions will be revised. The board decided because of his cost this needs to be a line item in the budget. This will be added to the budget and voted on at the annual meeting. Questions about the ongoing lawsuit, and there is no new information. Questions/comments about further action on the lawsuit to bring it to an end occurred.

Adjournment - 7:47pm



December Board Meeting Agenda

December 3, 2021 7PM

Online and In person

2021 Board Members	Present	Absent
Jessica Cejka President	P	A
Bob Mitchell – Vice-President		
Tricia Buford Markuson Secretary	P	
Sherrel Romano Treasurer	P	
Beverly Simms – Member at Large – Socials	P	
Brad Mitchell Member at Large – Architectural	P	
James Alderson - Member at Large – Maintenance	P	

Establishment of a Quorum - Yes

Call to Order - 7:00PM

Orders of Business

President

- Welcome to Owners in attendance -Henry Steinhager, Debbie Howard, Art Simms, Kenneth Romano, Mark and Betty Hoher, Jim Ruffing, Sandra Bourgeois, Carlton Albright, Craig Nediver, Matt Pfeil, Russell, the Haires, Keith Markuson, Dusty Cejka
- Thanks to all of our volunteers and to the board members for their hard work in 2021.

Secretary

- Approval of November Minutes: Minutes were e-mailed to all board members. President asked if there were any questions or changes. All board members were unanimously in favor. Minutes were approved.

Treasurer

- Treasurer's Report - Current month revenue collected was presented. \$600 in Transfer Fees and \$550 in Resale Certificates, \$124 past dues, \$180 from the Exercise group. Approximately 70 Owners still owe dues. Statements will go out in January 2022.
- Revenue was broken down on graphs — 31% Amenity Fee, adding the gate on our Irene property help increase this number. This will help with amenity maintenance cost, 25% Voluntary Special Assessments and donations, 24% Transfer and Resale Fees - over the last 2 years home/lands sales have increase, many new families have moved into our neighborhood, 17% is from our mandatory \$24 fee, as you can see this is not enough to maintain our community needs. Graph of Expenses - 32% Insurance - looking forward to settling ongoing lawsuit to shop for lower price, 27% special projects such as, residing the clubhouse, 23% are on maintaining and running the amenities, the remaining slices are utilities, taxes, events, administrative, and legal.
- Financial account balances for year to date 2021 were reviewed as compared to 2020 year to date balances as well as 2021 total year budgets.
- Projected Budget for 2022 - Our annual budgets revenue is in line with our 2021 revenues. We have a \$10.00 increase in the amenity Fee from \$125 to \$135 to help with increase in maintenance expenses, last year we had 138 members who participated in our Volunteer special assessment campaign. We are grateful for everyones generosity. These funds allow us to complete special projects, such as installing hardi plank on the clubhouse and painting. Every year we have a list of needed projects and have calculated the Voluntary special assessment amount based on the likelihood of the same number of participants.

Committee Reports

- Maintenance Clubhouse was sided and painted, New gate on Irene, Clubhouse Refrigerator was replaced. Basketball goals were purchased and installed at the Irene property. James gave kudos to Brad

that took the lead on the gate, Craig took the lead on the clubhouse, and Sandra located affordable goals. Also a shout out to Jack Catalina and Jim Mulligan for helping dispersing water during the freeze. We lost Jim this year. RIP.

- The pool is closed and being serviced once a month by the pool company throughout the winter months. The pool cover has been installed.
- Talked about resurfacing the basketball court for this coming year with volunteer labor to improve with a half court and two pickle-ball courts. It was decided that a professional company would be preferential. The price would be \$6,500 for 2022 and \$6,500 for 2023. This will be voted on in a future special meeting. Additional conversation about the pickle-ball court took place.
- The Irene property's driveway has washed out again. Carlton will take a look and advise.

Architectural

ACC had one approval and one pending. Merle Brown's lot on Colleen for a new build plans were approved.

- Notice to residents were mailed out with suspected lived in RVs. Those owners have responded.
- Jessica discussed 2 new laws passed in 2021 which took place September 2021.

Communication/Webmaster - Thanks to our Advertisers. We still have space online for advertisement, if anyone knows of someone interested have them contact us. Jacob Freeland has volunteered to help out the POA web-site this year.

Social - Two clubhouse rentals. Great turnout for National Night-out, Beverly stated many owners inquired about game night at the clubhouse during the NNO. Next year maybe game night can be started up again.

Old Business

- Internet at clubhouse for zooms, discussed for budget next year. The cost is too high for just holding the meetings once a month. It would be approximately \$700 to \$800. We will continue to use hotspots for next year's monthly meetings.

New Business

- Board positions - The following member will remain on the Board, Bob Mitchell - Vice President to complete the 2 year term. Jessica Cejka, Sherrell Romano will remain on the board, and Brad Mitchell will stay on for a one year extension. James Alderson, Patricia Buford, and Beverly Simms will step down after their 2 year term with additional time. Debbie Howard and Matt Pfeil will join the Board in 2022. The 2022 new board will decide which positions each serve as in the January 2022 meeting. There were 20 ballots returned by mail.
- Sandra Bourgeois motioned to accept the slate as it was presented, Beverley was a second. All in favor to select the slate as presented say I, no oppositions. The Slate is unanimously approved.
- If anyone else decides they would like to serve on the board, or on a committee, please let us know.
- Discussion of the 2022 budget. Beverly made a motion to accept the 2022 operating budget and the voluntary special assessment analysis. Sherrell made a second, and everyone in attendance was in favor. The motion is passed and the budget set.

Open Forum/Owner Discussion

- Questions and Conversation on pending lawsuit. Discussion on the Irene court property and how to make it more accessible and user friendly. Jim Ruffing complimented the current board on being able to raise revenue. He felt we needed to keep the successful formula.

Adjournment - 8:20PM