

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 aggressive. Las Brisas also utilizes them and reported to a board member they were pleased with them. Both 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.

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 protested and requested information on when this was discussed and voted on. The board stated that the vote took place, and the details will be looked into and discussed at the next meeting.
- 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