



**Canyon Lake Village West Property Owners Association
Monthly Board Meeting
February 9, 2016**

The meeting was called to order at 7:03 pm by President Beverly Haire. Also in attendance were Henry Steinhagen, Ronnie Harper-Schwakhofer, Jim Ruffing, Linda Katz, Craig Nidever, Gary Freeland and Linda Williamson. Dyan Lee was absent. The Board Members and guests all introduced themselves. Guests included Kelli Rostvold, Jocelyn Treut, Don Sparks, Tom Rodriguez, Dennis Haire, Hal and Barbara ten Brink, Sandra Bourgeois, Donna and Bob Eccleston.

APPROVAL OF MINUTES: Ronnie made a motion, seconded by Jim to approve the November 2015 and January 2016 minutes. Unanimous vote yes. The recording secretary keeps paper records of all minutes. Jim also has minutes that have been posted on the website. Other board members keep records pertinent to their duties.

FINANCIAL:

Ronnie reviewed the January Financial Statement. Copy attached. Jim made a motion to approve the statement, seconded by Henry, the vote was unanimous.

ARCHITECTURAL:

- ~Gary reported no new building plans at this time.
- ~Allen Webb new construction at 2174 Colleen was approved prior to new Builder's Agreement form. Ronnie made a motion, seconded by Linda, unanimously carried, to ask Mr. Webb to sign the new form, with the explanation that this had been instituted after his submission, but is now a requirement.

SOCIAL: Henry reported one rental of the clubhouse scheduled in February and one in May.

WEBSITE:

- ~Jim made various updates and additions to Board Members' names, phone and email address. All members please check to make sure their information is correct.
- ~Jim also added a link to the new Builders Agreement Form.
- ~A discussion was held about adding a PayPal button to the website for property owners to pay their dues online. There is no set-up fee, but a small per charge fee. Jim will investigate and Ronnie will hold off printing the dues statement until a decision is made about PayPal. There would be a small convenience fee to be determined charged to the property owner using this method to cover the cost.

MAINTENANCE:

- ~Craig installed a new light above the clubhouse stairs, dawn to dusk light sensor. He discovered two other lights not working, so will replace those also.
- ~Craig replaced filters in the HVAC unit.
- ~Regarding stagnant water in the pool, Ronnie will check with our pool guy to see

what he would charge to pump out. Otherwise, we would need to consider buying a sump pump as previously discussed. Stagnant water can breed mosquitos as well as pose other health problems.

- ~Further discussion about hiring someone to clean the clubhouse thoroughly every 4-6 months. A Village West resident posted cleaning services on Next Door. Get a quote from her first.
- ~Brian Ott has not returned Gary's calls about installing the back flow preventer. Looks like we need to find another contractor as approved on CLWSC's list. Craig priced the item at Harbor Freight at approx. \$100.00.
- ~Craig suggested we might be able to get a better price than we are currently paying for trash collection. Sandra B. suggested Progressive as the cheapest and they provide recycling pick up also. Ronnie will make some calls to investigate. Linda said she will again look into containers for collecting recycling items such as aluminum cans and plastic bottles. Progressive requires no separation.
- ~Beverly noticed the awning at the top of the stairs at the front door is pulling away from the wall. The "guys" will take a look.

UNFINISHED BUSINESS:

- ~Linda Williamson met a contractor resident of Village West who is willing to do some work for the POA at no charge. She wants to know if it is a requirement that he be licensed. Ronnie will check insurance policy for coverage for contractors vs. volunteers. Do they need to sign a release?
- ~In conjunction, Gary suggested we have a VOLUNTEER DAY periodically as things need to be done.

NEW BUSINESS:

Beverly gave copies to all Board Members the official CANYON LAKE VILLAGE WEST PROPERTY OWNERS ASSOCIATION DIRECTORS AND OFFICERS rules.

OPEN FORUM: An announcement was made that there is an ongoing lawsuit pending, regarding short term rentals as a deed restriction violation. There can be no discussion at this time as advised by our attorney.

ADJOURNMENT: Linda made a motion, seconded by Ronnie, to adjourn. The meeting was adjourned at 8:13 pm.

Respectfully submitted by the Recording Secretary, *Linda Katz*