

Canyon Lake Village West Property Owners Association  
P.O. Box 1616  
Canyon Lake, TX 78133

March 10, 2026

<b>2026 Board Members</b>		<b>Present</b>	<b>Absent</b>
President	Karl Krotzer	X	
Vice President	Tom Kajander		X
Secretary	Carol Merada	X	
Treasurer	Deborah Howard	X	
Member at Large	Cyndi DeWitt	X	
Member at Large	Kim Thompson	X	
Member at Large	Jim Ruffing	X	
Member at Large	Lanise Bailey		X
Member at Large	Russell Freres		X

**Establishment of Quorum** – Yes

**Call to Order** - 7:00 PM

**Attendance**

Art Simms, Beverly Simms, Mike Merada, Ray and Jo Beth Hegwer, Ryan Dunbar  
Via Zoom – Keith and Patricia Markuson

**President**

Karl welcomed all attendees. New attendees were introduced to the Board.

February 2026 Minutes need to be approved.

**Secretary**

Karl moved to approve the February 2026 Minutes and Debbie seconded. The Minutes were approved by all POA Board members present.

**Action:**

February 2026 Minutes were approved.

## **Financial**

Debbie discussed monies in the bank, expenses, and monies collected via dues, amenity key sales, donations, and voluntary assessments. Monies collected to date this year are higher than last year.

## **Maintenance**

The new backflow preventer for the pool passed inspection. Debbie is working on estimates for repairing the bathroom windowsills and floorboards in the clubhouse and pool area, in addition to a leak in the men's bathroom.

She discussed ways to prevent water from the pool area going into the adjacent neighbor's yard. Discussion was held about the erosion around the pool fenceline and possible stones between the pool and benches for stepping.

Debbie is having the gates re-keyed on March 24<sup>th</sup>.  
We may open the pool before May, depending on the weather.

## **Architectural Control Committee**

There are no pending ACC submissions.

## **Old Business**

### Irene property access progress

Debbie had estimates from 2 new companies. It was agreed that Singer might be the better option. Debbie will get with Singer to get a better idea/description of the material being used. Singer does offer a warranty.

We will send the proposal to the property owners, then set up a call with them. If needed, we may get Singer on the call.

Karl stated that we need approval to spend more than \$15,000. We will first get the approval of the owners of the easement, then seek the property owners' approval.

Karl stressed that we must do something to keep the access area safe.

### Amanda property maintaining Livestock

Karl relayed that Tom spoke with the staff at the JP Court and our lawsuit is not something they can handle.

Karl will follow up with the law firm we have been working with.

### Project updates

Leveling the clubhouse is being planned.

**Meeting Adjourned: 7:34 PM**