

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

February 10, 2026

2026 Board Members		Present	Absent
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 - 6:58 PM

Attendance

Mike Merada and Bill Nicholson
Via Zoom – Dusty Cejka and Ted Troutman

President

Karl welcomed all attendees.

The January 2026 Minutes need to be approved.

Secretary

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

Action:

January 2026 Minutes were approved.

Financial

Debbie discussed monies in the bank, expenses, and monies collected via dues, amenity key sales, donations, and voluntary assessments.

Maintenance

Debbie discussed the backflow preventer for the pool. The original one was for a “private” pool. Our pool classifies as a “public” pool and needs to be replaced.

The weekly pool cleaning was discussed. It was decided that we will keep the cleaning schedule as is.

Debbie may get started on scheduling a locksmith.

Ice at the clubhouse entrance and stairs was discussed. Debbie will purchase “Ice Melt” to spread before another ice/freeze happening.

Architectural Control Committee

There are no pending ACC submissions.

Old Business

Irene property access progress

The owners were OK with the recent plans. Debbie has contacted two additional landscaping companies for bids. One company can do all of the scope of work. The second can do it all - except for the railing. We will have each submit their bids with the different portions of the project separated. Pedro Sarmiento will update his estimate for the walkway and grading.

Karl stated that we have made huge progress with the owners on board.

Amanda property maintaining Livestock

Karl stated that the law firm we have been dealing with is not acting quickly. Tom suggested that we file a lawsuit in JP Court on our own. It is a good, cost-effective alternative.

Karl moved to proceed with legal action in JP Court and Carol seconded.

Action:

We will proceed with legal action against the owner of the livestock.

Project updates

Tom and Bill have a plan and are ready to go to level the clubhouse. The weather needs to be warmer for the wood.

Open Discussion

We discussed assisting owners with brush removal. It had been discussed during the January meeting and was previously decided that we do not have/desire the extra resources to do so, as owners have other ways to remove brush.

Having more Dumpster Days was discussed and it will be tabled until after expenses for the Irene property improvement and deed violations are determined.

In regard to owners with junk or debris on their property that have been reported to the POA by neighbors, we might consider sending a letter to those owners of such concerns.

It was mentioned that the POA Dues Invoice letter was a bit confusing. We will put a reminder for next year.

Meeting Adjourned: 7:38 PM