

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

September 9, 2025

September 9, 2025 Board Meeting Minutes

2025 Board Members		Present	Absent
President	Karl Krotzer	X	
Vice President	Tom Kajander		X
Secretary	Carol Merada	X	
Treasurer	Deborah Howard	X	
Member at Large	Kathy Simmons		X
Member at Large	Stephen Jones		X
Member at Large	Cyndi DeWitt		X
Member at Large	Kim Thompson	X	
Member at Large	Jim Ruffing	X	

**Establishment of Quorum – Yes**

**Call to Order - 6:58 PM**

**Attendance**

Mike Merada, Bill Nicholson, Pat Nicholson, Wanda Morrow, Lancine Justin, Randy Roberts, Sherrel Romano, Beverly Simms, Art Simms, Kathy Krotzer, Georgiana Chenault, Darrell Cooper, and William Gilman

Via Zoom – Jessica Cejka and Patricia Markuson

**President**

Karl welcomed all attendees. We will have a maintenance update and will discuss Board duties, Dumpster Days, Insurance, National Night Out, and changes to previous Minutes.

The August 2025 Minutes need to be approved.

**Secretary**

Carol moved to approve the August 2025 Minutes and Karl seconded. The Minutes were approved by all POA Board members present.

**Action:**

August 2025 Minutes were approved.

**Finance**

Agenda

"The Board of the Property Association motions to remove two individuals from our Wells Fargo Business Checking and Savings Accounts. The Board motions to remove Rodney R. Harper-Schwakhofer and Sherrell Romano, previous Treasurers, as Key Administrators. These individuals are no longer Board members. Karl seconded the Motion.

**Action:**

The Board Motion is approved and elects Tom Kajander, Vice President, and Deborah Howard, Treasurer, to serve as Key Executives to have overall supervision and approvals for our Wells Fargo Business Accounts."

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Karl Krotzer, President

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Tom Kajander, Vice President

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Deborah Howard, Treasurer

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Carol Merada, Secretary

Debbie discussed bills, the new Clubhouse carpet, flooring and toilets, stairwell staining, and stonework. Debbie is still waiting for the Invoice for the Insurance to pay. Karl mentioned that we getting more owners current with their dues.

**Maintenance**

Discussed replacing landscape timbers in the pool area as needed.  
The pool pump and pipes need repair. Estimated costs are under \$1,000.00. Kim has the approval to get the repairs completed.  
Need to replace the clock at the pool for the swimmers.  
The pool looks good. We will keep it open after National Night Out. The idea is to not cover it upon closing.

## **Architectural Control Committee**

Bill will contact the owners regarding the Water Well.  
Bill mentioned the project for 2588 Connie. It will wait until the owner is back in town.  
1262 Janet – Rodney needs the front stakes for the carport marked.

## **Social Committee**

Still working on arranging a bingo night.

## **Old Business**

### Irene property

Jim discussed 2 bids for limestone / crushed limestone stairs. The 1<sup>st</sup> bid included a handrail. Jim will send the bids and sample photos to Jessica. There was also a discussion to utilize stones in the access pathway. We discussed tree removal. Jessica mentioned the neighbor on the other side of the easement is agreeable to the removal. There was discussion on the handrail and its location with the neighbor's wall.

William Gilman asked about parking and it was noted that it is a problem.  
Our goal remains to improve the Irene property, including access.

### Amanda property maintaining Livestock

The owner received the attorney's letter on August 13, 2025. All lots are to be used for residential purposes. The goats are not located at a residence.

## **New Business**

The Board Duties document was acceptable to all, with adding a duty to the Website/Communication member.

We plan to have Dumpster Days the weekend of October 25<sup>th</sup>. Kim, Bill, and Mike will get together. There was discussion on how it will be held, limitations on what folks can bring, and fees charged.

National Night Out is October 7<sup>th</sup>. We do need to arrange speakers and get residents to help out. We have gift cards for the raffle.

## **Open Discussion**

Georgiana Chenault asked about a house with trash. Our POA has no control over this issue. Jim mentioned that she could contact the County Engineers' Office.

**Meeting Adjourned: 7:50 PM**