

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

January 13, 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 - 7:02 PM

Attendance

Mike Merada, Beverly Simms, Art Simms, Bill Nicholson, Stacey Kean, and Greg Saha

Via Zoom – Jessica Cejka, Patricia and Keith Markuson, Rodney Sandoval, and Ted Troutman

President

Karl welcomed all attendees. We will discuss the 2026 priorities – manage, maintain, and improve the Amenities; Deed Restrictions; Programs such as National Night Out and Dumpster Days; and having a fully staffed board. Karl thanked our two new board members.

November 2025 Minutes need to be approved.

Secretary

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

Action:

November 2025 Minutes were approved.

Financial

Debbie provided an Annual Budget Summary for 2025, stating the Income and Expenses. We stayed within budget.

Maintenance

Debbie has the backflow preventer test scheduled.
She has new curtains and rods for the clubhouse bathrooms.

Architectural Control Committee

The Pergola at 211 Susie was approved.
Still working on the new application forms.

Social Committee

With new board members, we hope to get more activities scheduled.

Old Business

Irene property access progress

We still need to meet with Pedro Sarmiento for a proposal for the walkway. We also need to update bids of the additional work, such as tree removal and excavation.

Amanda property maintaining Livestock

Communication with the owner has not been successful. Litigation will cost an estimated \$7,000.00.

Karl moved to proceed with legal action and Tom seconded.

Action:

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

Project updates

Bill and Tom are hoping to get together this weekend in regard to leveling the clubhouse.

New Business

Election of board officer positions.

Karl Krotzer will remain as President.
Tom Kajander will remain as Vice President

Carol Merada will remain as Secretary
Deborah Howard will remain as Treasurer

Amenity fee for Associate members

Associate Members are residents of the neighborhoods in close proximity, i.e. Highland Terrace and Blue Water. After discussion, Karl moved to keep the Associate Member Amenity Key at \$250 and Carol seconded.

Action:

The Amenity fee for Associate members will remain \$250.00

2026 Budget

The proposed 2026 budget was discussed. Karl moved to approve the 2026 Budget and Debbie seconded.

Action:

The 2026 Budget was approved by all POA Board members present.

Coffee Trailer

A coffee and baked goods trailer opened in the neighborhood. After a letter was emailed, it was shut down.

Open Discussion

Greg Saha began discussion about fighting deed restrictions. Our deed restrictions basically only limit that all properties are for residential use. Tom discussed fees incurred with litigation, which would then raise insurance expenses. Jessica mentioned a previous lawsuit between two neighbors which the POA was dragged into. We have to pick our battles.

Dumpster Days was discussed. We will discuss it more when Kim returns.
Hazardous Waste disposal was discussed. The POA will attempt to let residents know of future dates in New Braunfels.

Stacey Keen began a discussion of brush on properties. It can be taken to the County recycling center or burned, when allowed. The POA does not have the resources to assist.

Bill brought up fallen reflector posts in the neighborhood. We should advise the City Engineer's Office.

Meeting Adjourned: 8:05 PM

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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