

March 11, 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 - 7:00 PM

Attendance

Mike Merada, Art Simms, Beverly Simms, Keith Markuson, Patricia Markuson, Bill Nicholson, and Pat Nicholson

President

Karl welcomed all attendees.

We have had a good response in payment of annual dues. Karl discussed the upcoming pool opening. The February 2025 Minutes need to be approved

Secretary

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

Action:

February 2025 Minutes were approved.

Financial

Discussed monies in the account and recent expenses. Discussed getting Tom listed on the Wells Fargo account

Maintenance

Discussed fixing gutters and electrical issues. Considering placing a panel over the electric panel in the bathroom.

Pool and Clubhouse

Clubhouse rentals are up.

Kim discussed pool repairs and overcharges. Kim will be looking for a new pool company once we get the account corrected. We will be looking for someone to open the pool on Sunday Mornings and close the pool each night. We will get together on April 27th to uncover the pool.

Architectural Control Committee

540 Irene addition is approved. Discussed the shed for the McKenzies. Discussed the carport on Janet that is sagging. Discussed sharing the ACC log on Google drive. Property Owners need to follow the process.

Social Committee

Approximately 20 people came to the Rainwater Capture workshop. Kim and Kathy will look into signs for the Speaker Series.

Old Business

Jim is getting passwords changed.

Mike and Bill are getting together for Mike to monitor the cameras.

Tom discussed 1239 Amanda, what has been done, our options, and possibly filing a lawsuit. Tom will look for a new attorney to move forward.

Karl made the motion to file suit. Kathy seconded the motion.

Action

We will move forward with filing a lawsuit against the property owner and her son.

New Business

Karl will get with Matt to change Karl to a Facebook Administrator and to remove Matt from the recovery email.

We need to change the clubhouse lock.

Kim and Kathy will be getting the locks changed and getting 150 keys made for the pool and Irene property. They may also check on key fobs

Meeting Adjourned: 8:16 PM



villagewestcl@gmail.com

Canyon Lake Village West Property Owners Association

Mailing Address: PO Box 1616, Canyon Lake, TX 78133

Clubhouse: 1262 Amanda Drive, Canyon Lake, TX 78133

The Board of the Property Association wishes to remove two individuals from our Wells Fargo Business Checking and Savings Account. The individuals we want removed are Rodney R. Harper-Schwakhofer and Sherrel Romano as Key Administrators. These individuals are no longer Board Members.

The Board wishes to add Tom Kajander, Vice President, and Deborah Howard, Treasurer, to the Wells Fargo Business Accounts as Key Administrators to have overall supervision and approvals for our accounts. Currently, Deborah Howard, Treasurer and Karl Krotzer, President, have signature access to the accounts.

The Village West Property Members Association is a non-profit association in the State of Texas. Charter No. 526624

Signed by

Karl Krotzer
President

Tom Kajander
Vice President

Deborah Howard
Treasurer