

## January 14, 2025 Board Meeting Minutes

2024 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** - 7:05 PM

### **Attendance**

Mike Merada, Art Simms, Beverly Simms, Patricia Markuson, and Bill Nicholson  
Jessica Cejka and Rodney Sandoval (via Zoom)

### **President**

Karl welcomed all attendees.

We will continue our efforts on Deed Enforcement and the Irene property maintenance/upgrades.

### **Secretary**

We have the November 2024 Minutes to be approved

Tom moved to approve the November 2024 Minutes and Karl seconded. The Minutes were approved by all POA Board members present.

### **Action:**

November 2024 Minutes were approved.

### **Financial**

Discussed monies in the account and monies necessary to maintain the basic POA yearly expenses.

## **Maintenance**

Debbie stated the Irene property survey is complete. She discussed the costs of posts to mark the property lines. Debbie discussed the access driveway and enlarging it to 12 feet wide.

Speeding on Amanda was discussed. Kim has requested a speed monitor to gather data.

## **Architectural Control Committee**

There was an application for a carport at 2545 Connie Dr. Bill has left messages for the owner, with no response.

## **Social Committee**

Patricia discussed a Rainwater Capture Workshop set for February 12<sup>th</sup>. We have requests for Clubhouse rental.

## **Budget**

Debbie proposed that we accept the 2025 Budget. Karl seconded.

### **Action**

The Budget was approved by all POA Board members present.

## **Old Business**

Bill discussed an issue with the flood light. We will switch the flood light to a camera. He will coordinate with Kim and Debbie.

Follow up on action for the owners of 1239 Amanda. Tom may give the attorney a call.

Discussed Irene property needing brush clean up and meeting with adjacent property owner.

Discussed POA dues late fee and updating the fee schedule.

Jim and Karl will get together to change passwords.

## **New Business**

### **Board Elections**

Karl Krotzer will serve as President.  
Tom Kajander will remain as Vice President  
Carol Merada will remain as Secretary  
Deboarh Howard will remain as Treasurer.

## **Open**

Bill suggested having Social activities for Senior residents to get together during the day. There was discussion on how to get notice to residents as not as many Seniors may use email, maybe just put in mailboxes. We need to get the Social Committee to consider this.

**Meeting Adjourned: 7:45 PM**

## February 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** - 7:06 PM

### **Attendance**

Mike Merada, Art Simms, Beverly Simms, Patricia Markuson, and Russell Freres

### **President**

Karl welcomed all attendees.

We have had a good response in payment of annual dues. We will continue our efforts on Deed Enforcement and the Irene property maintenance/upgrades.

### **Secretary**

The January 2025 Minutes need to be approved

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

### **Action:**

January 2025 Minutes were approved.

### **Financial**

Discussed monies in the account and recent expenses.

## **Maintenance**

The six posts to mark the property lines on the Irene property are installed. Debbie discussed signs on the posts. Electrical issues were discussed.

Kim discussed pool repairs and overcharges, creating a credit to our account.

## **Architectural Control Committee**

The property owner of 540 Irene delivered paperwork and payment for an addition to the home. Carol will begin keeping a log of ACC reviews.

## **Social Committee**

Beverly submitted documents to register for National Night Out. We will need to get invitations out to possible speakers.

## **Old Business**

Karl will check with Bill about the status of the cameras. Mike Merada will monitor the cameras.

Tom stated that letters were sent to the owners of 1239 Amanda.

Discussed setting up a Zoom meeting between Karl, Tom, Debbie, and Jim with Jessica regarding making the Irene property access safe and functional.

## **Action**

Karl will set up the meeting.

## **New Business**

Jim will contact Karl to update passwords.

Need to get the current meeting agendas on the website and establish a link.

Our Zoom meeting access is on a trial basis. Jim and Debbie will get it set up. As a non-profit, we will not be taxed.

## **Open**

Art discussed Kathy's displeasure with no available coffee creamer. Kathy will bring creamer for the next meeting.

**Meeting Adjourned: 7:42 PM**

## 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 27<sup>th</sup> 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](mailto: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

## April 8, 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, Wanda Morrow, Keith Markuson, Patricia Markuson, Bill Nicholson, Sylvia Buchta, Sherrel Romano, Donald Mckenzie, Darla Mckenzie, and Mary Phillips

### President

Karl welcomed all attendees. The Amenity key distribution has begun. Discussed this meeting's agenda.

The March 2025 Minutes need to be approved

### Secretary

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

### Action:

March 2025 Minutes were approved.

### Financial

Discussed monies in the account. We have added the letter to get Tom listed on the Wells Fargo account to the March Minutes.

## **Maintenance**

Discussed the gutters, getting the pool area grass cut, and tree clean up at the Irene property. A Zoom meeting regarding the Irene easement maintenance will take place with the property owner tomorrow.

## **Amenities**

Kim is meeting with a possible new pool company on Wednesday. Debbie proposed getting new picnic tables for the pool and it was agreed for her to purchase three. We can also purchase picnic tables for the Irene property.

A lengthy discussion was held regarding how to open and close the pool area. Kathy may have a lead on folks to open the pool on Sundays and close the pool each evening. Tom moved to approve no more than \$3,000.00 to pay a person per season. Karl seconded.

## **Action**

We will pay up to \$3,000.00 for the season to open the pool on Sunday mornings and close the pool every night.

## **Architectural Control Committee**

The shed for the McKenzies was approved. We have a new request for an addition to 701 Cindy. An improvement at 1792 Patty done approximately 4 years ago needs to go through the process.

It was decided that a construction container is not a permanent fixture and is permitted on property.

## **Social Committee**

We will have a pool party to open the pool.

## **Old Business**

Jim will change passwords this week

It was agreed to pay for the Nest Aware Plus for the yearly camera monitoring for added security.

Tom has been investigating finding a new attorney to file a lawsuit regarding the 1239 Amanda property. The business operating at the address is "Done Right Motor Repair".

Kim has contacted Comal County to get speed control data. The Sheriff's office was not the correct agency.

Bill questioned what was done about signs for noise.

## **New Business**

Discussed a carbon monoxide monitor and fire protection for the clubhouse interior.

Discussed what projects we want to concentrate on next, including updating amenities or carpet squares for the clubhouse.

**Meeting Adjourned: 8:36 PM**

## May 13, 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** - 7:01 PM

### Attendance

Mike Merada, Keith Markuson, Patricia Markuson, Bill Nicholson, Pat Nicholson, Kathy Krotzer, and Jessica Cejka.

### President

Karl welcomed all attendees. We had a very successful opening for the pool. Discussed this meeting's agenda.

The April 2025 Minutes need to be approved

### Secretary

Kim moved to approve the April 2025 Minutes and Tom seconded (after correction). The Minutes were approved by all POA Board members present.

### Action:

April 2025 Minutes were approved.

### Financial

Discussed monies in the account. Discussed expenses, including pool service and key costs.

## **Maintenance**

Pool area.

The breezeway bathroom lights are repaired and go on and off automatically from dusk to dawn. The security cameras are working.

Irene property.

There was discussion regarding the Irene property easement. Jessica, the spouse of Grantor of the easement, wants to keep it natural.

Karl stated that we need a safe walkway for residents to access the property. The POA had sidewalk/stairs access to the property in the past. The POA's proposal is for a 5' wide stained concrete walkway, with caliche on the side of the remainder of the easement (7" wide) to match the stained concrete. A handrail would be later added by a different contractor. It was noted that the easement is 12' X 200'.

Karl moved to spend the funds and go forward on the plans. Tom seconded the Motion.

Jessica stated that she wants to have another meeting when she is in town (May 29 – June 7 or 8).

Karl iterated that we must have a paved walkway for safe access. It is better for the future, and also sustainable.

Jessica stated that the parties have to agree, she will not agree to a paved walkway, and it has been appropriate for the POA for 25 years. She has funds for litigation. She stated "We will go after you if you pave." "We will destroy the POA".

Tom said that he would be happy to meet with Jessica when she is in town. Tom stated that things change in 25 years and we must have safe access to the property.

## **Amenities**

We have a good new pool service company and a surface vacuum for the pool. A neighbor, Mike, is assisting with the pool opening and closing.

## **Architectural Control Committee**

The carport addition at 701 Cindy has been completed and appears not to be 15' back.

The build at 1792 Patty in 2020 was approved in 2018.

Discussed the height of the structure at 2874 Colleen and its pending sale.

## **Social Committee**

The opening of the pool was a success.

## **Old Business**

The 1239 Amanda property has been cleaned up and there is no mention of the business, "Done Right Motor Repair" on Facebook.

Kim contacted the Comal County Assistant Engineer's office and they are willing to do a speed study on Amanda.

## **New Business**

The POA has a new password for the email account.

There was discussion regarding speed signs.

There was discussion about a cow at the end of Amanda. Animal Control determined it was safe. It does not follow under deed restrictions.

**Meeting Adjourned: 8:05 PM**

## June 10, 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, Bill Nicholson, Johnny and Jeannie Reyna, John and Kandice Collins, Beverly and Art Simms, Sandra Bourgeois, Barbara Ten Brink, Steve Farabee, Peter (Janet Drive), and Mary Neely

Via Zoom – Wanda Morrow and Jessica Cejka

### **President**

Karl welcomed all attendees to the June Meeting. He stated that we will update the ongoing business items.

The May 2025 Minutes need to be approved

### **Secretary**

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

### **Action:**

May 2025 Minutes were approved.

### **Financial**

Discussed monies in the account and expenses. We are getting income from property sales, architectural fees, and clubhouse rental. We are updating our records to better communicate with residents and to accurately collect dues. The Board's Insurance renews this month.

## **Maintenance**

Pool - The new pool company is great.

Clubhouse – The AC was checked and in good shape. The staircase handrails and some steps were repaired.

Irene property.

Debbie is concerned about the Oak trees and getting estimates to remove or prune. Sandra Bourgeois suggested Crown Tree Care.

## **Architectural Control Committee**

New submission for a new construction at 1066 Harriet. We need to review as this will be a second structure on the property. Tom will review with the attorneys.

We need further review regarding the carport addition at 701 Cindy, which is not 15' back.

## **Social Committee**

Discussed renting the clubhouse. Discussed getting rental dates and other activity dates on the Google Calendar.

## **Old Business**

Kim discussed the County providing a speed study. Upon leaving the meeting, we realized that the speed study on Amanda has begun

### Irene property

Tom met with Jessica and Dusty for a good conversation regarding the easement and safe access. All acknowledged that the access is perpetual and treacherous with the current road base and something needs to be done. A tree in the easement needs to be removed. Jessica and Dusty do not want anything permanent on the easement. A handrail is acceptable. They all agreed that litigation is only throwing away money and a compromise is best.

Jim had previously come up with the idea of possibly utilizing pavers with sand. At the time of the meeting, this was not known to Jessica and Dusty. Pavers would be suitable for wheelchairs and golf carts. Jim will get an estimate of the cost.

We do need what is best, at a reasonably cost, and amenable to all parties.

### Amanda property and Livestock

Sandra Bourgeois had concerns about a board member entering her Amanda property without consent to post a notice on the shaved ice hut. However, this was not accurate as Karl was on POA property (parking lot) to post the notice.

As to the goats, Sandra believes that she is permitted to have goats on a piece of property that is residential. She stated that she had no plans to remove the goats. This is not accurate.

Pursuant to the Village West Covenants, livestock (including chickens and goats) are only permitted on property with a residence, not vacant land.

### **Open Discussion**

Barbara ten Brink asked about a neighbor parking a trailer on Barbara's property. The POA has no jurisdiction over this, and it was suggested that she call the Sheriff.

Kenny Brannon asked about renting the Clubhouse for a pool party for Guardians of The Children Hill Country.

**Meeting Adjourned: 8:05 PM**

## July 8, 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** - 7:03 PM

### **Attendance**

Mike Merada, Bill Nicholson, Pat Nicholson, Terri and Maury Sticker  
Via Zoom – Sylvia Buchta, Rodney Sandoval, Dusty Cejka, Gary Freeland, Patricia and Keith Markuson

### **President**

Karl welcomed all attendees to the July Meeting. We will discuss the agenda and have reports. The June 2025 Minutes need to be approved

### **Secretary**

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

### **Action:**

June 2025 Minutes were approved.

### **Financial**

Utilities expenses are up for the summer. The monies brought in by the Voluntary Assessment and Donations exceeded expectations. We have given out 150 amenity keys. Karl noted that we are locating folks that have not paid dues.

## **Maintenance**

Discussed the lights in the breezeway bathrooms and the electrical wiring in the breezeway. Debbie is meeting an electrician to discuss.

Discussed the trees on the Irene property.

## **Architectural Control Committee**

Debbie gave Bill the documents for new applications. A detached garage for 1454 Laurie and new construction at 1066 Harriet.

Discussed the Tuff Shed for 211 Susie and whether it would be considered permanent.

The owners of 701 Cindy were in attendance and discussed the structure. Bill will meet with them at the property.

Discussed 1262 Janet and what was approved at the time.

Discussed creating a better process for approving ACC requests. Bill will work on revisions to the form that is used. Once a request is submitted, the ACC needs to manage. If there is an issue, then bring it to the Board.

## **Social Committee**

The pool is getting a lot of good use. Kim will check on arranging a bingo night.

## **Old Business**

### Speed Study

Kim discussed the speed study results. Most folks were not speeding, thus it was not recommended to lower the speed limit. We may ask for Sheriffs to perform speed radar checks. We are still in the queue to get a speed sign monitor. There was discussion on the pros and cons of speed bumps.

### Irene property

Jim has been attempting to get estimates on the cost of pavers. Dusty had not been made aware of the idea of pavers. Karl asked Dusty to consider the pavers. Once we get a detailed quote, we will relay it to Dusty and Jessica.

We do need what is best, at a reasonably cost, and amenable to all parties.

### Amanda property maintaining Livestock

The POA attorney has or will send an official letter as a courtesy to Sandra Bourgeois. If there is non-compliance, a second letter will be sent by the attorney.

### Clubhouse Carpet

Debbie will get estimates for new carpeting in the clubhouse.

**New Business**

We will work on written responsibilities for the Board members.

**Open Discussion**

Kim asked Cyndi about organizing a Bingo night.

**Meeting Adjourned:** 8:21 PM

## August 12, 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** - 7:21 PM

### Attendance

Mike Merada, Bill Nicholson, Pat Nicholson, Wanda Morrow, Ramona Falls, and Georgiana Chenault

Via Zoom – Sylvia Buchta and Dusty Cejka

### President

Karl welcomed all attendees. The delay in the meeting was an issue with Zoom. We will discuss the agenda, NNO, and Dumpster Days.

The July 2025 Minutes need to be approved

### Secretary

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

### Action:

July 2025 Minutes were approved.

### Financial

Monies brought in by the Amenities and Voluntary Assessments are up from last year. The property owners that owe past dues are lower. Discussed balances in both accounts.

Jim paid to renew the Zoom account toward the end of the meeting as the session was going to time out.

### **New Business**

We plan to have Dumpster Days the weekend after National Night Out. There was discussion on how it will be held, limitations on what folks can bring, and fees charged.

### **Maintenance**

Discussed a leak in the hot water heater.

As agreed in July's meeting, Debbie received estimates to replace the carpet and flooring in the clubhouse. She will get updated estimates, send to the Board, and we can discuss and decide on the Contractor via email before the next meeting

Debbie discussed staining the front staircase and a new bulletin board in the breezeway. With Tom's provision to replace 1 more board, if necessary; Karl moved to approve the payment to stain the staircase. Carol seconded the motion.

#### **Action:**

The staircase will be stained by Weaver's Painting and the Bulletin Board replaced.

Discussed replacing the landscape timbers that are failing at the front and left side of the clubhouse. Debbie had 2 estimates. Tom moved to approve the payment to replace the landscape timbers with stone. Debbie seconded the Motion.

#### **Action:**

The landscape timbers will be replaced by Pedro Sarmiento.

### **Architectural Control Committee**

Discussed the carport at 1262 Janet.

Bill with ACC met the 701 Cindy Drive property owners on site and determined that the carport met all POA requirements including that it is set back more than 15'.

Bill provided Tom with the revisions to the ACC request form.

### **Social Committee**

The pool is looking good. There were some complaints about leaves. Kim, Wanda, and Kathy will work on arranging a bingo night.

## **Old Business**

Board members can review the draft board duties drafts, talk about their own section, and discuss next month.

### Irene property

It was discussed to hold off on any railing for the Irene property until the base is decided and all work is done at approximately the same time.

Jim has met with several contractors to get estimates on the cost of pavers. It was recommended to do stairs. Pavers are not recommended for the decline. He had a rough estimate to use 3' X 2' limestone stones for the stairs with crushed limestone for the remainder of the easement. It included removing the 2 large Spanish oaks that are in the easement and a railing. Jim hopes to have the formal estimate by Friday. Jim stressed that it needs to be as natural as possible.

Once we have the estimate, we need to set up a meeting with Dusty and Jessica.

### Amanda property maintaining Livestock

The POA attorney mailed the 209 courtesy letter on August 11, 2025. If there is non-compliance, a second letter will be sent by the attorney.

## **Open Discussion**

Ramona Falls asked about getting an approval for a Well for Water. Bill gave her the new Approval Agreement and discussed how to get it to the ACC.

**Meeting Adjourned: 8:14 PM**

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

September 9, 2025

September 9, 2025 Board Meeting Minutes

<b>2025 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	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."

\_\_\_\_\_  
Karl Krotzer, President

\_\_\_\_\_  
Tom Kajander, Vice President

\_\_\_\_\_  
Deborah Howard, Treasurer

\_\_\_\_\_  
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**

**October 2025 Board Meeting Minutes  
October 14, 2025**

<b>20245 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	Stephen Jones		X
Member at Large	Cyndi DeWitt	X	
Member at Large	Kim Thompson	X	
Member at Large	Jim Ruffing	X	
Member at Lage	Kathy Simmons	X	

**Establishment of Quorum – Yes**

**Call to Order - 7:01 PM**

**Attendance**

Kathy Krotzer, Dusty Cejka, Bill Nicholson, Pat Nicholson, Sherrel Romano, Beverly and Art Simms

**President**

Karl welcomed all attendees. National Night was a nice event with over 60 attendees. The Sheriff, Constable and Fire/EMS Departments all sent representatives and shared recent crime/assistance law enforcement numbers of contacts in our neighborhood. In 2024 the rate was very low seemingly in correlation to the low water in our lake.

**Secretary**

The September 2025 minutes were approved by all POA Board members present.

**Action:**

September 2025 Minutes were approved.

**Financial**

We are in good shape financially. A total of 171 amenity keys were sold, Donations exceeded \$5,400, Special Assessments exceeded \$8,500 and Mandatory Dues were

over \$10,000. With sales transactions, rental, and past due fees we have collected over \$63,000 in income.

This month expenses were high as projects were completed and the pool remains open until after NNO. A total of \$10,794 was spent. Budget information is on our website.

## **Maintenance**

Several projects were completed to include new carpet and tile in the clubhouse, two new toilets upstairs, new stone in front replacing the rotted timbers, repairs and staining to the front staircase, and a new bulletin board.

There have been plumbing problems in the pool restrooms and repairs are underway. Also a contractor came and investigated the structural issue along the back door. One column has shifted and the floor and wall not level. Bill Nicholson volunteered to complete this repair.

## **Architectural Control Committee**

There are no open or pending issues. Bill brought up a concern with a previous approval. Karl and Bill will follow up on this.

## **Social Committee**

We need a new Social Committee leader and to start to look for speakers. Beverly Simms, especially and all other volunteers were thanked for helping with National Night Out.

## **Pool**

A repair was completed but a leak remains in the pump. Kim is coordinating with the pool company. The pool will remain uncovered and serviced monthly.

## **Old Business**

**Irene Access** – We continue to work on a more natural walkway that is acceptable to move forward.

**Deed Violation** – The Board will move forward with pursuing legal action to address the livestock. Discussion considered the best legal counsel to use. Tom and Karl will follow-up with specific actions.

**Action:** All Board Members present approved moving forward with legal action to address the deed violation of livestock on a residential lot. The welfare of the goats was also discussed.

## **Dumpster Day**

This will be October 25 and 26, Saturday and Sunday from 10AM to 2PM. Two dumpsters will be delivered to the parking lot. Mattress will be free to dispose and no tree or lawn debris will be accepted.

## **New Business**

### **Pool Trespassing**

The recent trespassing incident that occurred at the pool trespassing or vandalism was discussed.

**Action:** All Board members present approved that the incident this year will result in amenity key loss as specified in our rules. There was an apology and it was a long time resident family.

**Action:** All Board Members Approved the following procedure for future criminal incidents:

1. Report to the Sheriff Office and provide any video or other evidence.
2. Send out an email to our community relaying the incident with any corresponding video or other evidence.
3. Immediate loss of access to Amenities if identified.
4. President to contact if identified to retrieve key if provided.

### **Alleged Commercial Business on Amanda**

The owner reported that there is construction materials and trucks for their personal use.

### **Annual Meeting**

Karl discussed the annual meeting and the number of Board members up for reelection and the desire to keep a full board. The current Board works well together. The Annual Meeting is scheduled for December 12 at 7PM.

**Meeting Adjourned: 7:42 PM**

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

November 11, 2025

<b>2025 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	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** - 6:57 PM

**Attendance**

Mike Merada, Beverly Simms, Art Simms, Kathy Krotzer, Georgiana Chenault, Delyn Gabrel, and Jeff Hastings

Via Zoom – Jessica Cejka, and Patricia and Keith Markuson

**President**

Karl welcomed all attendees. He recognized Veteran’s Day. We will discuss the December Annual Meeting, Board Positions, and Livestock issues.

The October 2025 Minutes need to be approved.

**Secretary**

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

**Action:**

October 2025 Minutes were approved.

## **Financial**

Debbie discussed expenses, which were high this month as insurance was included. We are past our expensive months with the pool closing.

## **Maintenance**

In regard to the clubhouse and leveling issues, Tom and Bill have not been able to meet. A pool leak was repaired. We need a repair to 1 outlet in the pumphouse. There are small repairs to be made in the bathrooms, and we need additional electrical outlets in the breezeway, mainly for NNO. The pool company now comes 1 X every 2 weeks; it had been weekly.

## **Architectural Control Committee**

No ACC members were present.

There was an email request for a deck extension at 1098 Janet. Need to wait for the mailed documents and payment.

## **Social Committee**

Still working on arranging a bingo night, possibly in February.

## **Old Business**

### Irene property

Jim will have another meeting with a contractor. Karl has photos to send to Jessica and Dusty, which was good for Jessica.

### Amanda property maintaining Livestock

The owner's claim of support therapy goats needs to be addressed. Our attorney said the burden was on Sandra to establish her medical need for the goats. There was discussion on what we can request.

### Dumpster Days

Dumpster Days was a success with 100 cubic yards of junk collected. Bill provided his 40 cubic yard trailer. There were over 50 folks delivering junk. There was a discussion of who was utilizing the service and benefits to the community. There was discussion of it being held for just 1 day. We will mention Dumpster Days in the 2026 Voluntary Assessment. We may ask for donations at the event.

## **New Business**

Amenity Key

The Amenity Key fees are not paying the entire upkeep for the Amenities. There was a discussion to raise the fees \$15 per key, up to \$160.

Tom moved to put the fee increase on the Annual Meeting Voting Ballot and Jim seconded.

**Action:**

The Annual Meeting Voting Ballot will include:

The POA Board of Directors recommends increasing the amenity fee by \$15.00 up to \$160.00 to cover increased costs. The fee was not raised in 2025.

**Open Discussion**

Delyn Gabrel discussed the condition of the property at 1780 Patty. It was acknowledged that she has complained previously. However, the Board has had discussions with the owners and will talk with them again. However, there is nothing the Board can do per the Deed restrictions or By-Laws.

This brought up a discussion on tree debris removal and shredding. Delyn will check with her company regarding shredding.

The above brought up the discussion regarding changing the Deed restrictions. Including, but not limited to, determining what the deed restrictions would be, the resources to regulate the violations, sending out a survey to the owners asking who would support it, a Special Meeting of the Board, and a certain percentage of the owners to Vote and agree. Tom believed it would cost approximately \$15,000 in attorney's fees to implement and a two-year process. Jessica mentioned that she had been in the process previously and volunteer Block Captions were assigned to each street.

Georgiana Chenault discussed goats.

**Meeting Adjourned: 7:55 PM**