

## 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**

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

## 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**

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