



Canyon Lake Village West Property Owners Association

Annual POA Meeting

December 13, 2016

The meeting was called to order at 7:05 pm by President Beverly Haire. Also in attendance were Henry Steinhagen, Ronnie Harper-Schwakhofer, Jim Ruffing, Linda Katz, Craig Nidever, Linda Williamson and Gary Freeland.

Each member of the audience introduced themselves. Then the board each introduced themselves with a short description of what they do on the Board.

Dyan Lee and Henry Steinhagen have resigned from the Board.

Ronnie recognized President Beverly Haire and the other board members for an excellent job in 2016. Linda K. also recognized Jim, Craig and Ronnie for all their hard work as well.

There was a nomination for Judy Kajander, seconded by Linda W. to be a Member at Large. She will help Linda W. with the Newcomer's project.

Sandra Bourgeois also volunteered to join the Board as a Member at Large. She will take over Henry's responsibilities for Clubhouse rental and maintenance of the marquee sign.

Wilma Stice also volunteered to help Linda W. and Judy with the Newcomer project.

APPROVAL OF MINUTES:

November 8, 2016

FINANCIAL:

~Ronnie reviewed the July Financial Statement. Copy attached. Beverly made a motion to approve the statement, seconded by Linda, the vote was unanimous.

OPEN FORUM: Property owner, Barbara ten Brink commended the 2016 Board for their congeniality and respect in their dealings with her.

ADJOURNMENT: Ronnie made a motion, seconded by Jim, to adjourn. The meeting was adjourned at 8:05 pm.

Respectfully submitted by the Recording Secretary, Linda Katz



Canyon Lake Village West Property Owners Association

Monthly Board Meeting

November 8, 2016

The meeting was called to order at 7:05 pm by President Beverly Haire. Also in attendance were Ronnie Harper-Schwakhofer, Jim Ruffing, Gary Freeland & Craig Nidever. Dyan Lee and Linda Katz were absent. Guests were Barbara ten Brink, Sandra Bourgeois, Jose Hernandez Sanchez, Scott & Cynthia Abercrombie, Tim Melgaard, Ben Malina and Tammy & Mark Scott.

APPROVAL OF MINUTES: Minutes for Monthly meeting in October and Special Meeting on November 1, 2016, motion for approval by Ronnie Harper-Schwakhofer, seconded by Jim Ruffing with unanimous approval. Said minutes will be posted on the VWPOA website.

FINANCIAL: Ronnie reviewed the October Financial Statement. Craig made a motion to approve the statement, seconded by Jim and the vote was unanimous.

Ronnie reported the annual premium for the Commercial Insurance Package was \$5,564.00.

ARCHITECTURAL: Gary reported the following items that came up for approval:

- 670 Cindy – construct a garage was approved.
- 88 Barbara – construct a swimming pool was approved.
- 106 Mary Ann – still under the six month completion date.

SOCIAL: Ronnie, in Henry's absence, reported one rental.

WEBSITE: Jim has nothing to report at this time.

MAINTENANCE/UNFINISHED BUSINESS: Craig

- Waiting on bids on overall renovations to Clubhouse, Craig reported the supporting beams are rotting as well as the siding needs replacing.
- Obtaining second bid for new exterior signs @ Island View & Intersection
- Replacement of metal top on swimming pool fence next to gate, difficulty from the correct size, 3x3. Suggestion: contact the company that installed the fence, Steve Sauler.
- Welcome packets – Linda Williamson is planning to have packets ready the first of the year.

NEW BUSINESS:

Revising the POA By-Laws - Gary mentioned by-laws haven't been revised since 2009, he recommended ideas for resolving our financial issues which causes a discuss to ensure, ideas included: charge an annual fee for the use of the swimming pool, since the pool & tennis courts belong to the all the property owners in VW, wouldn't work. Another idea was ask for donations on the annual POA statement or include an assessment on the annual POA statement, both could be implemented.

Obtaining a professional opinion on changing the POA Deed Restrictions – attendees agreed the POA board will seek advice from legal counsel on this matter.

OPEN FORUM

Other issues discussed over flow of trash around the dumpster at boat ramp and other properties in VW, this is not the responsibility of the POA. Gary suggested any concerns regarding matters such as these be taken to Comal County Environmental Department 830-608-2090 – since they regulate county codes regarding sanitation and other nuisances. Their contact information will be posted on the web-site.

Attendee asked the meaning of short term rentals, Gary stated Comal County has laws on this and suggested contacting the Comal County Engineer.

Jose Sanchez, Attendee, stated he build a fence around his property and placed a trailer on the property while he was building his house, once the house was completed he moved the trailer off the property. Mr. Sanchez asked if property owners may park a trailer on their property, Gary responded the POA Deed Restrictions state no structures or house trailer of any kind may be moved onto the property. At this point Beverly Haire, President, ceased the discussion as this wasn't the appropriate venue for this discussion.

ADJOURNMENT: Craig made a motion, Jim seconded, to adjourn. The meeting was adjourned at 8:20 pm.

Respectfully submitted by Ronnie Harper-Schwakhofer on behalf of the Recording Secretary, Linda Katz



Canyon Lake Village West Property Owners Association

Monthly Board Meeting

October 11, 2016

The meeting was called to order at 7:15 pm by President Beverly Haire. Also in attendance were Henry Steinhagen, Ronnie Harper-Schwakhofer, Jim Ruffing, Gary Freeland, Linda Williamson and Linda Katz. Dyan Lee and Craig Nidever were absent. Guests were Hal and Barbara ten Brink and Darrell Cooper

APPROVAL OF MINUTES: Minutes from September meeting were not yet available. Ronnie to type out minutes for September.

FINANCIAL: Ronnie reviewed the September Financial Statement. Jim made a motion to approve the statement, seconded by Henry and the vote was unanimous.

Ronnie reported that the Commercial Property Coverage and Commercial General Liability Coverage for the POA are due in October. The fees for coverage are approximately \$5400.

ARCHITECTURAL: Gary reported the following items that came up for approval:

- 911 Barbara for a new house that was approved. Roofline on house 6" below 17' height restriction for lot
- 1986 Colleen- 2 items that were requesting approval. One was a deck addition that met within the guidelines and was approved. The second item was for a remodel to add a second floor to house. There were no plans for this remodel so it was not approved until plans are brought forward.

SOCIAL: Henry reported no rental activity.

WEBSITE: Jim reported that there are now 215 property owners using the NextDoor site.

MAINTENANCE:

- Craig installed a new Private Property sign on the gate going down to the Tennis Courts.
- We are waiting for bids on overall renovations to Clubhouse.
- Pool has been drained and winterized for season

UNFINISHED BUSINESS:

- We are still getting bids for replacement of signs at 2673 and Island View and at the intersection of Connie/Colleen-the marquee
- Vandals are continuing to remove the tops of the wrought iron fencing around pool. Will need to replace before pool opens in 2017.

NEW BUSINESS: Linda Williamson will work on a Welcome Packet for new property owners to start beginning of 2017.

OPEN FORUM:

- Linda Katz discussed the Keep Canyon Lake Beautiful Program and the major cleanup scheduled for Saturday, October 15th
- We had a general discussion regarding posting for new potential Board Members for 2017 on the Marquee (at Connie and Colleen), website and the NextDoor site. There may be a couple of positions open on the Board beginning in January 2017.

ADJOURNMENT: Henry made a motion, seconded by Ronnie, to adjourn. The meeting was adjourned at 7:57pm.

Respectfully submitted by Jim Ruffing on behalf of the Recording Secretary, Linda Katz



Canyon Lake Village West Property Owners Association

Monthly Board Meeting

September 13, 2016

The meeting was called to order at 7:10 pm by President Beverly Haire. Also in attendance were Henry Steinhagen, Ronnie Harper-Schwakhofer, Jim Ruffing, Gary Freeland, Linda Williamson & Craig Nidever. Dyan Lee and Linda Katz were absent. Guests were Hal and Barbara ten Brink.

APPROVAL OF MINUTES: Minutes for August meeting aren't completed at this time.

FINANCIAL: Ronnie reviewed the August Financial Statement. Craig made a motion to approve the statement, seconded by Jim and the vote was unanimous.

Ronnie reported that the expenditure of \$1,500.00 to Western World Insurance Group was a per claim deductible per the D & O insurance policy.

ARCHITECTURAL: Gary reported the following items that came up for approval:

- 1914 Connie – plans approved met DR guidelines.
- 2174 Connie – plans approved met DR guidelines.
- New house on Janet not completed yet, still under required time frame
- Remodeling on Patty almost completed
- 2414 Colleen – owner Ken Bishop, plans need to be approved
- 1902 Colleen – lots were combined and plans submitted to Gary

SOCIAL: Henry reported three rentals in August.

WEBSITE: Jim has nothing to report at this time.

MAINTENANCE: Craig

- Water leak repaired, new toilet tank parts installed in all bathrooms, leak was in the downstairs men's rest room.
- Waiting on bids on overall renovations to Clubhouse.
- Obtaining bids for new exterior signs @ Island View & Intersection
- Craig till purchase & install private property signs @ tennis/sport courts
- New lock installed on gate @ tennis court, Ronnie will notify lawn man of new code.

UNFINISHED BUSINESS:

- Board decided against having a National Night Out event – October 4th, not enough time to plan
- Pool closes on Friday, September 30th at 8:00 pm. Jim will post on our website/next door
- Assessment information include this information with the invitation to the membership to the annual meeting on Friday, December 2nd.

NEW BUSINESS: Linda Williamson will work on a Welcome Packet for new property owners to start beginning of 2017.

OPEN FORUM: Nothing

ADJOURNMENT: Henry made a motion, seconded by Ronnie, to adjourn. The meeting was adjourned at 8:15 pm.

Respectfully submitted by Ronnie Harper-Schwakhofer on behalf of the Recording Secretary, Linda Katz



Canyon Lake Village West Property Owners Association

Monthly Board Meeting

August 9, 2016

The meeting was called to order at 7:04 pm by President Beverly Haire. Also in attendance were Henry Steinhagen, Ronnie Harper-Schwakhofer, Jim Ruffing, Linda Katz, Craig Nidever, Gary Freeland and Dyan Lee. Linda Williamson was absent. Guests included Ed Booth, Lancine Justin, Hal and Barbara ten Brink.

APPROVAL OF MINUTES: Jim made a motion, seconded by Ronnie to approve the July 2016 minutes. Unanimous vote yes.

FINANCIAL:

~Ronnie reviewed the July Financial Statement. Copy attached. Beverly made a motion to approve the statement, seconded by Dyan, the vote was unanimous.

ARCHITECTURAL:

Gary reported Lot 90-91 construction will be completed in 4-6 weeks.

Also Lot 72 on Colleen is adding a porch. Gary will get more info.

SOCIAL: Henry reported 3 rentals of the clubhouse.

WEBSITE:

Jim will create a page for NextDoor. There are now 200 people in Village West that signed up with NextDoor.

Jim plans to put all information regarding the POA on the website.

MAINTENANCE:

~Craig reported a water leak in the main line. Plumbers will have to dig to find.

~Craig will replace the light in the store room with a motion sensor.

UNFINISHED BUSINESS: None

NEW BUSINESS:

~Gary suggested to post a reminder on NextDoor that property owners need to submit plans for any new structures or modifications. Also post on marquee.

~Ronnie reported a notification letter to all property owners to advise a 2 year assessment for clubhouse renovations. Need to get bids.

OPEN FORUM: Ed Booth and Lancine Justin proposed a manufactured home on their lot on Barbara Dr. They presented some attractive pictures of the type of home they want to build to the Board.

ADJOURNMENT: Craig made a motion, seconded by Dyan, to adjourn. The meeting was adjourned at 7:40 pm.

Respectfully submitted by the Recording Secretary, *Linda Katz*



Canyon Lake Village West Property Owners Association

Monthly Board Meeting

July 12th, 2016

The meeting was called to order at 6:57pm by Vice President Craig Nidever. Also in attendance were Henry Steinhagen, Linda Williamson and Jim Ruffing. Due to a prior commitment, Beverly Haire and Gary Freeland arrived 10 minutes after meeting started. Ronnie Harper-Schwakhofer, Linda Katz and Dyan Lee were absent. Guests were Hal and Barbara ten Brink, Don Gearhart and George Daily.

APPROVAL OF MINUTES: Minutes from June meeting were approved. Motion made by Henry and seconded by Jim.

FINANCIAL: Craig reviewed the June Financial Statement. Henry made a motion to approve the statement, seconded by Jim, the vote was unanimous.

SOCIAL: We had one June family reunion rental. Henry reported that the rental was during the day. The people renting clubhouse complained that the air conditioner did not cool properly and they had to end reunion early due to temperature getting into the mid 80's inside clubhouse. Henry returned their deposit.

A discussion ensued that the clubhouse does not cool down as it should. Henry suggested the potential of adding attic vents and solar film on the windows. Craig was going to call A/c repairman to see if the unit is functioning correctly. We would discuss this again at the August meeting.

WEBSITE: Jim added a new tab to website called POA documents. Under this tab are the Deed Restrictions, Bylaws and Financial reports for the VWPOA.

MAINTENANCE: Craig fixed the porch deck leading to inside the clubhouse. It was sagging and separating from the clubhouse. He replaced the rotting post holding it up and redid the concrete footing under this new post.

It was reported the light in the storeroom was still not working and Craig was going to look into it.

Craig suggested that if anyone sees issues regarding bad behavior at the pool, please call the sheriff's office. Telephone number on sign in front of clubhouse.

* Beverly Haire and Gary Freeland arrived at this point*

UNFINISHED BUSINESS: Beverly emailed Donna Eccleston regarding adding speed limit signs to Village West streets. She did not hear back from Donna prior to the meeting.

NEW BUSINESS: Linda Williamson presented the idea of doing "Welcome Packets" for new owners in Village West. We discussed that this had been in the past by block captains but the block program has basically been dismantled. We tabled discussion for a future meeting to re-introduce the "Welcome Package" idea.

OPEN FORUM: A question was asked by what exactly our deed restrictions cover regarding type of houses/buildings allowed in Village West. An example brought up was the latest trend of barndominiums. Gary Freeland said our restrictions only cover the basic allowable setbacks from street and property lines, height restrictions and minimum of 1000 sq.ft. in size.

ARCHITECTURAL: Gary received 2 plans for review. One, on 110 Cindy, was for a carport that was already started but not approved. Gary spoke to property owner regarding the need to have approval first prior to construction. He reviewed the plans and work done to date and it was within approved guidelines. He approved these plans. A shed at 1626 Amanda was approved.

Gary also reported that the house under construction on 1253 Janet was falling behind their schedule due to rain delays. He spoke to builder and construction will be wrapping up soon.

ADJOURNMENT: Jim made a motion, seconded by Henry, to adjourn. The meeting was adjourned at 7:22pm.

Respectfully submitted by Jim Ruffing on behalf of the Recording Secretary, Linda Katz



Canyon Lake Village West Property Owners Association

Monthly Board Meeting

June 14, 2016

The meeting was called to order at 7:09 pm by President Beverly Haire. Also in attendance were Henry Steinhagen, Ronnie Harper-Schwakhofer, Jim Ruffing, Craig Nidever, Gary Freeland, Dyan Lee and Linda Williamson. Linda Katz was absent. Guests were Hal and Barbara ten Brink, Mike Bannister, Jeff Phillips and Virgil (Tracy) Gieck.

APPROVAL OF MINUTES: Minutes from May meeting were approved. Motion made by Ronnie and seconded by Craig.

FINANCIAL: Ronnie reviewed the May Financial Statement. Dyan made a motion to approve the statement, seconded by Jim, the vote was unanimous.

ARCHITECTURAL: 3 new remodel projects were ready for approval. All OK. Gary is going to set up a spreadsheet in Dropbox for ease of access. This will detail new projects, locales, etc.

SOCIAL: We had one May rental and 2 are scheduled for July. It was agreed to post transfer fees, etc on the website. Also to indicate that lots 51 - 57 are specifically zoned for business.

WEBSITE: Plat maps are going to be added to website. And the word "fence" is going to be temporarily removed from the architectural plans information on the webpage. Jim is also going to add past minutes and financial statements.

MAINTENANCE: The electrical outlet in the storage room downstairs is not working. Craig will check into it. Beverly suggested that we needed to support or do something to the deck on the front porch of clubhouse. It's listing.

NEW BUSINESS: Plastic chairs are going to be removed from the pool deck. They are blown into the pool and kids throw them into the pool. Remaining wooden furniture will be chained to the posts so that they cannot be put into pool or used for diving boards.

OPEN FORUM: Mike Bannister mentioned that there was no longer a speed limit sign on Amanda and hopefully the Board could have this corrected. Someone said they would contact Donna E. about this. We also discussed the use of golf carts by under aged and unlicensed drivers. Dyan will post something about this on Next Door.

ADJOURNMENT: Beverly made a motion, seconded by Ronnie, to adjourn. The meeting was adjourned at 7:56pm.

Respectfully submitted by Dyan Lee on behalf of the Recording Secretary, Linda Katz



Canyon Lake Village West Property Owners Association

Monthly Board Meeting

May 10, 2016

The meeting was called to order at 7:03 pm by President Beverly Haire. Also in attendance were Henry Steinhagen, Ronnie Harper-Schwakhofer, Jim Ruffing, Craig Nidever, Gary Freeland and Dyan Lee. Linda Williamson and Linda Katz were absent. Guests were Hal and Barbara ten Brink.

APPROVAL OF MINUTES: Minutes from last month's meeting are not yet available. Linda has not been feeling well.

FINANCIAL: Ronnie reviewed the April Financial Statement. Craig made a motion to approve the statement, seconded by Jim, the vote was unanimous.

ARCHITECTURAL: Current projects are complete. 1757 Patty house was permitted on 2/26/16 and Gary has reviewed the plans. House is not waterfront.

SOCIAL: Henry reported no rental activity.

WEBSITE: All OK. Jim getting good reviews on the new site.

MAINTENANCE:

- All projects are caught up. Cleaning day was a great successful with lots of help and volunteers.
- Last week's trash was not picked up because of yard material. Ronnie will call company and ask for a credit and/or maybe switch to Tiger

UNFINISHED BUSINESS: Lots of discussion and ideas about new signage for VW.

NEW BUSINESS: Pool party and ice cream social also a great success.

OPEN FORUM: Nothing

ADJOURNMENT: Craig made a motion, seconded by Jim, to adjourn. The meeting was adjourned at 7:40pm.

Respectfully submitted by Dyan Lee on behalf of the Recording Secretary, Linda Katz



Canyon Lake Village West Property Owners Association

Monthly Board Meeting

April 12, 2016

The meeting was called to order at 7:06 pm by President Beverly Haire. Also in attendance were Henry Steinhagen, Ronnie Harper-Schwakhofer, Jim Ruffing, Linda Katz, Craig Nidever, Gary Freeland and Dyan Lee. Linda Williamson was absent. Guests were David Brown and Hal and Barbara ten Brink.

APPROVAL OF MINUTES: Henry made a motion, seconded by Dyan to approve the March 2016 minutes. Unanimous vote yes.

FINANCIAL:

~Ronnie reviewed the March Financial Statement. Copy attached. Jim made a motion to approve the statement, seconded by Craig, the vote was unanimous.

~Jim noted the decision to charge \$3.00 for a Paypal transaction.

ARCHITECTURAL:

~Gary approved the contractor's plans for the deck on 1401 Amanda.

~Gary will call the Rydells regarding their almost finished enclosed porch on Janet.

It appears to be within the set backs. The footprint has not changed nor the roof raised.

SOCIAL: No rentals of the clubhouse.

WEBSITE:

~Jim will post plat maps and deed restrictions.

MAINTENANCE:

- ~Gary successfully installed the backflow preventer. It was inspected and approved.
- ~Craig repaired the porch roof, also pressure washed, caulking, new paint and caulking on the stairs.

UNFINISHED BUSINESS:

- ~Progressive was the best for trash collection at \$25.86/mo. They have recycle every other Thursday.

NEW BUSINESS:

- ~Ice Cream Social will be Sat. May 7, 11am-2pm.
- ~Property owners be aware that solicitors for military aid is a SCAM.
- ~The house on Nancy sold and all amounts for legal fees etc. will be paid at closing.
- ~SATURDAY, APRIL 23, 9:00AM WILL BE CLEAN UP AROUND THE CLUBHOUSE AND POOL. VOLUNTEERS REQUESTED.

OPEN FORUM: None

ADJOURNMENT: Craig made a motion, seconded by Dyan, to adjourn. The meeting was adjourned at 8:00 pm.

Respectfully submitted by the Recording Secretary, *Linda Katz*



Canyon Lake Village West Property Owners Association

Monthly Board Meeting

March 8, 2016

The meeting was called to order at 7:05 pm by President Beverly Haire. Also in attendance were Henry Steinhagen, Ronnie Harper-Schwakhofer, Jim Ruffing, Linda Katz, Craig Nidever, Gary Freeland, Linda Williamson and Dyan Lee. Hal and Barbara ten Brink were guests.

APPROVAL OF MINUTES: Dyan made a motion, seconded by Henry to approve the February 2016 minutes. Unanimous vote yes.

FINANCIAL:

~Ronnie reviewed the February Financial Statement. Copy attached. Craig made a motion to approve the statement, seconded by Jim, the vote was unanimous.

~Jim and Ronnie got PayPal going. More details to follow.

ARCHITECTURAL:

Gary will follow up 6 month deadline for new construction on Janet approved on 8/15/15. Another Janet approval was on 9/18/15. Gary reported five active construction sites and four more building plans approved. February approvals were 463 Nancy for ADA compliance, a remodel at 757 Patty, an 8x10 garden shed at 1456 Connie and a metal carport at 1510 Connie.

SOCIAL: Henry is expecting one rental of the clubhouse in May.

WEBSITE:

Jim discovered our website was potentially hacked although no viruses found. The Board all agreed the best solution monetarily and otherwise was to shut it down and create a new templated website protected by Go Daddy, as recommended by Jim. The website will have a newer, more modern look. Jim will remove some of the links that may have been the source of the hacking, but will still list important website addresses property owners may need, including NextDoor.

MAINTENANCE:

~Craig installed a new light with motion detector underneath the Clubhouse and has one more that he will be installing.

~Linda W. and her husband trimmed all the shrubs in front of the Clubhouse and collected trash including vacant lot next door. **BIG THANKS TO THE WILLIAMSONS.**

~Ronnie arranged to have the Clubhouse thoroughly cleaned. Yea, Ronnie.

~Ronnie also arranged for our pool guy to empty the stagnant pool water.

~In lieu of finding a contractor, Gary suggested that perhaps he and Craig might be able to install the back flow preventer. The unit was priced at Home Depot for \$100.00. Linda K. made a motion, seconded by Dyan that the expenditure be approved. The vote in favor was unanimous.

UNFINISHED BUSINESS:

~Further investigation is needed to determine if we can obtain a better price for trash collection.

~Linda K. inquired why the donated wall mount microwave was never installed. Craig said it needed an electrical connection installed. If this is not easily feasible, Craig will take to CRRC thrift store to donate.

~The stairs, clubhouse repairs and flooring are all very large expenditures. This work will require the Board to obtain 3 bids for each job and present the results to all property owners at the Annual Meeting in December 2016 for assessments in 2017 for necessary repairs and updating.

NEW BUSINESS:

Dyan has volunteered to be responsible for posting events and messages on NextDoor. Thanks, Dyan

ICE CREAM SOCIAL POOL PARTY

Come one and all! Saturday, May 7 11:00 am - 2:00 PM; Free ice cream and toppings!

DON'T MESS WITH TEXAS TRASH-OFF

VOLUNTEERS

NEEDED!

Saturday, April 9

Please help

9:00 am - 12:00 pm

pick up trash

from roadways

KEEP CANYON LAKE BEAUTIFUL

and trails!

with KEEP TEXAS BEAUTIFUL

PIZZA LUNCH

and all supplies provided

Email: keepclbeautiful@gmail.com

Call: 830-907-2300

OPEN FORUM: None

ADJOURNMENT: Gary made a motion, seconded by Beverly, to adjourn. The meeting was adjourned at 8:20 pm.

Respectfully submitted by the Recording Secretary, *Linda Katz*



Canyon Lake Village West Property Owners Association

Monthly Board Meeting

February 9, 2016

The meeting was called to order at 7:03 pm by President Beverly Haire. Also in attendance were Henry Steinhagen, Ronnie Harper-Schwakhofer, Jim Ruffing, Linda Katz, Craig Nidever, Gary Freeland and Linda Williamson. Dyan Lee was absent. The Board Members and guests all introduced themselves. Guests included Kelli Rostvold, Jocelyn Treut, Don Sparks, Tom Rodriguez, Dennis Haire, Hal and Barbara ten Brink, Sandra Bourgeois, Donna and Bob Eccleston.

APPROVAL OF MINUTES: Ronnie made a motion, seconded by Jim to approve the November 2015 and January 2016 minutes. Unanimous vote yes. The recording secretary keeps paper records of all minutes. Jim also has minutes that have been posted on the website. Other board members keep records pertinent to their duties.

FINANCIAL:

Ronnie reviewed the January Financial Statement. Copy attached. Jim made a motion to approve the statement, seconded by Henry, the vote was unanimous.

ARCHITECTURAL:

~Gary reported no new building plans at this time.

~Allen Webb new construction at 2174 Colleen was approved prior to new Builder's Agreement form. Ronnie made a motion, seconded by Linda, unanimously carried, to ask Mr. Webb to sign the new form, with the explanation that this had been instituted after his submission, but is now a requirement.

SOCIAL: Henry reported one rental of the clubhouse scheduled in February and one in May.

WEBSITE:

~Jim made various updates and additions to Board Members' names, phone and email address. All members please check to make sure their information is correct.

~Jim also added a link to the new Builders Agreement Form.

~A discussion was held about adding a PayPal button to the website for property owners to pay their dues online. There is no set-up fee, but a small per charge fee. Jim will investigate and Ronnie will hold off printing the dues statement until a decision is made about PayPal. There would be a small convenience fee to be determined charged to the property owner using this method to cover the cost.

MAINTENANCE:

~Craig installed a new light above the clubhouse stairs, dawn to dusk light sensor. He discovered two other lights not working, so will replace those also.

~Craig replaced filters in the HVAC unit.

~Regarding stagnant water in the pool, Ronnie will check with our pool guy to see what he would charge to pump out. Otherwise, we would need to consider buying a sump pump as previously discussed. Stagnant water can breed mosquitos as well as pose other health problems.

~Further discussion about hiring someone to clean the clubhouse thoroughly every 4-6 months. A Village West resident posted cleaning services on Next Door. Get a quote from her first.

~Brian Ott has not returned Gary's calls about installing the back flow preventer. Looks like we need to find another contractor as approved on CLWSC's list. Craig

priced the item at Harbor Freight at approx. \$100.00.

- ~Craig suggested we might be able to get a better price than we are currently paying for trash collection. Sandra B. suggested Progressive as the cheapest and they provide recycling pick up also. Ronnie will make some calls to investigate. Linda said she will again look into containers for collecting recycling items such as aluminum cans and plastic bottles. Progressive requires no separation.
- ~Beverly noticed the awning at the top of the stairs at the front door is pulling away from the wall. The “guys” will take a look.

UNFINISHED BUSINESS:

- ~Linda Williamson met a contractor resident of Village West who is willing to do some work for the POA at no charge. She wants to know if it is a requirement that he be licensed. Ronnie will check insurance policy for coverage for contractors vs. volunteers. Do they need to sign a release?
- ~In conjunction, Gary suggested we have a VOLUNTEER DAY periodically as things need to be done.

NEW BUSINESS:

Beverly gave copies to all Board Members the official CANYON LAKE VILLAGE WEST PROPERTY OWNERS ASSOCIATION DIRECTORS AND OFFICERS rules.

OPEN FORUM: An announcement was made that there is an ongoing lawsuit pending, regarding short term rentals as a deed restriction violation. There can be no discussion at this time as advised by our attorney.

ADJOURNMENT: Linda made a motion, seconded by Ronnie, to adjourn. The meeting was adjourned at 8:13 pm.

Respectfully submitted by the Recording Secretary, *Linda Katz*



Canyon Lake Village West Property Owners Association

Monthly Board Meeting

January 12, 2016

The meeting was called to order at 7:00 pm by President Bill Duncan. Also in attendance were Henry Steinhagen, Ronnie Harper-Schwakhofer, Jim Ruffing, Linda Katz, Dyan Lee, Beverly Haire, Craig Nidever, Gary Freeland and Linda Williamson.

APPROVAL OF MINUTES: Ronnie made a motion, seconded by Bev to approve the December minutes. Unanimous vote yes.

FINANCIAL:

~Ronnie reviewed the December and 2015 Financial Statements. Happy to report \$3700.00 in donations in 2015 from property owners. Copies attached. Bev made a motion to approve the statement, seconded by Dyan, the vote was unanimous. The 2016 dues statement will be mailed in mid February.

ARCHITECTURAL:

~Bill made contact regarding the delay on new construction on Janet Dr. The builder replied by letter outlining various legitimate reasons.

~Waiting for signed Builder Agreement from two new construction sites on Janet (1253 and site with Polly Point mailboxes in front.)

SOCIAL: Henry reported no rentals of the clubhouse.

WEBSITE: Jim will update Board Members names and contact information on the website. He will also provide a link for the new Builders Agreement.

MAINTENANCE: ~Craig will get rid of the old trash container that the current company will not pick

up. The renters of the clubhouse filled it and Ronnie had to transfer all to the correct bin.

~Craig will install a new light above the clubhouse stairs, auto on/off light sensor.

~Bill and Henry will install a sump pump to take care of stagnant standing water in the pool.

UNFINISHED BUSINESS:

~Linda Williamson was unanimously voted as a new Member at Large.

Gary Freeland will Chair the Architectural Committee assisted by Jim.

Ronnie, Henry, Jim, Craig, Linda and Dyan will continue their positions.

~Bill nominated Beverly Haire, seconded by Ronnie, as the President, vote unanimous.

~A lawsuit for Deed Restriction Violation on Colleen was successfully completed with compliance by the homeowner.

~Another homeowner complied with removing secondary rental facilities at their home in violation of no short term rentals as stated in the Deed Restrictions.

~Three other letters were sent RRR to property owners regarding violation of short term rentals as stated in the Deed Restrictions. No reply to date.

~Gary will obtain a written quote from Brian Ott for the backflow preventer at pool.

NEW BUSINESS:

~Bill concluded his term as President by saying he is pleased to see board membership increase. It indicates a good direction for Village West as more owners are willing to participate.

~He also reported there were 18 new building starts in 2015.

~Henry also praised NextDoor for Village West as a conduit for community relations.

OPEN FORUM: Donna Eccleson, guest, asked how many actual residences there are in Village West. Ronnie will attempt to answer the question by investigating the owners records.

ADJOURNMENT: Ronnie made a motion, seconded by Dyan, to adjourn. The meeting was adjourned at 8:05 pm.

Respectfully submitted by the Recording Secretary, *Linda Katz*