



CANYON LAKE VILLAGE WEST PROPERTY OWNERS ASSOCIATION
REGULAR MONTHLY BOARD OF DIRECTORS MEETING

VW CLUBHOUSE 1262 AMANDA DRIVE

NOVEMBER 14, 2017

Board Members Present:

Acting President Craig Nidever, Treasurer Ronnie Harper-Swakhofer, Gary Freeland, Jim Ruffing, and Sandra Bourgeois

Board Members Absent:

Secretary Linda Katz and Judy Kajander. (Beverly Haire has been granted a leave of absence.)

Quorum Present? Yes

Others Present:

Jack Catalina and Henry Steinhagen

PROCEEDINGS:

Acting President Craig Nidever called the meeting to order at 7:00 pm.

SECRETARY:

Secretary Linda Katz was absent. The October minutes have yet to be submitted and were therefore tabled.

Sandra Bourgeois was appointed acting recording secretary for this meeting.

TREASURER:

Treasurer Ronnie Harper-Swakhofer gave the Financial Report.

The October statement showed the total in bank accounts as \$38,642.57. (Copy attached.)

Detailed spreadsheets showed Income and Expenses for 2017. (Copy attached.)

Invoices for delinquent fees will go out in the mail November 15.

Postcard notices for the Annual General Meeting will go out in the mail November 15.

Final attorney bills have been paid.

The fact that the POA is no longer involved in any lawsuits and the financial impact they caused will be discussed at the Annual General Meeting.

Report approved by consent.

COMMITTEE REPORTS:

Architectural Chairman Gary Freeland reported that he had received requests for 2 building permits this month.

One set of plans was non-compliant with deed restrictions and plans need to be altered before resubmission.

The building plans for 1726 Irene Drive were compliant with deed restrictions and the building permit requested was approved.

Social Chairman Sandra Bourgeois reported there were no clubhouse rentals this month.

She phoned P.E.C. to report the outage of the streetlight at the intersection of Colleen and Connie. This streetlight illuminates the flags on the marquee and needs to be repaired.

Marquee messages posted as requested by members have been well received.

40 commercial grade plastic folding chairs were purchased at Sam's Club and are being used in the clubhouse. 47 of the old metal folding chairs were sold. 40 of the old metal folding chairs have been kept for use in the clubhouse.

Webmaster Jim Ruffing stated that he will update all announcements on the website.

Maintenance Chairman Craig Nidever reported that the roof needs minor repair due to abrasion from nearby trees that have now been pruned back. He will look into having repairs made.

He will also look into maintenance of the playground equipment.

UNFINISHED BUSINESS:

Major cost cutting for the operation of the pool is necessary. Craig is working on getting competitive bids for pool maintenance for the 2018 season.

Craig and Gary reported that the county engineer is now involved in our "maintenance" of the entrance sign to the subdivision. The county does not grant access for a sign on their right-of-way. It seems that the Village West entrance sign may be grand fathered in and we might be allowed to repair and maintain it in its present location and on its current concrete base. Work on the project awaits the engineer's approval. The projected cost is approximately \$6,000.

Sandra reported that she has a preliminary cost projection of \$600 for the oleander hedge to be planted along the 100' edge of the parking lot. This is a proposed Spring 2018 Beautification Project.

NEW BUSINESS:

There was discussion about the Annual General Meeting scheduled for December 1, 2017, in the VW Clubhouse. Board members will provide cookies, punch and coffee for the Social Hour, which will begin at 6 pm. The business meeting will be brought to order at 7 pm by the Acting President.

Since Linda Katz, Judy Kajander and Beverly Haire will no longer be on the board, three (3) new board members need to be elected at this meeting. The 2018 officers will then be elected at the regular January meeting.

Gary gave information regarding preliminary cost projections of security cameras, a pool card reader and other items related to the pool and security. Also discussed were changing the locks

annually, purchasing a separate camera security system, reconfiguring the fence, an annual pool key fee of \$50, and more. Gary will lead this discussion at the Annual General Meeting.

OPEN FORUM:

The marquee will be removed and not relocated.

For the Annual General Meeting, golf carts and SxS vehicles will be allowed and encouraged to park on the vacant lots at 1250 Amanda next to the clubhouse.

An unnamed board member donated a reflective street number sign, 1262, for the clubhouse. The sign was made and installed by the Canyon Lake Professional Firefighters Association Local 4713.

ADJOURNMENT:

There being no further business, the meeting was adjourned by the Acting President at 7:55 pm.

Submitted by Sandra Bourgeois, Acting Secretary

Minutes approved as read, corrected, or amended. _____

(Circle applicable term.)

(Date)

Canyon Lake Village West Property Owners Association

Monthly Board Meeting

October 10, 2017

The meeting was called to order at 7:07 pm by President Beverly Haire. Also in attendance were Linda Katz, Jim Ruffing, Judy Kajander, Craig Nidever, Ronnie Harper Schwakhofer and Gary Freeland. Sandra Bourgeoise arrived 7:30pm. Guests were Henry Steinhagen, Mark Hoher and Leah Kantoff.

APPROVAL OF MINUTES: Ronnie made a motion to approve the August minutes. Jim seconded, approval unanimous. A copy is attached.

FINANCIAL: Ronnie reviewed the September 2017 Financial Statement and the Income and Expenses to Date spreadsheet. Craig made a motion, seconded by Jim, to approve the Financial Statement and Income and Expenses, all unanimous.

ARCHITECTURAL: Gary Freeland reported a request for approval of 2 sheds at 349 Susie. Gary informed them they needed to submit plans.

Gary received plans for 2318 Colleen (which is on 2 lots combined) to build a separate garage and add a minor extension on the home. Height restriction okay and set backs okay. Craig made a motion to approve, seconded by Linda, vote unanimous.

SOCIAL: Sandra had nothing to report.

WEBSITE: Jim added some new pictures.

MAINTENANCE: Craig fixed handle on back door. Needs to find stain to match.

Q AND A RE: REPORTS:

Mark Hoher had questions regarding legal fees projection.

UNFINISHED BUSINESS:

~Pool issues: Craig reviewed 3 pool maintenance bids. It was decided to analyze further and perhaps get one more bid.

~Pool key card system: Gary got a quote for \$2500-3000. Will get one more bid and request from Canyon Lake Hills who their vendor was.

NEW BUSINESS:

~Beverly submitted the bids for a new entrance sign. After a vote, the Board approved to spend up to \$6000.00 for a new sign. The vote was 5 years, 1 nay and 1 abstention. Bev will get further info about a permit, landscaping and time frame.

~2968 Colleen owner presented 4 options to finish their side yard. The issue was tabled after pending litigation was discovered. It was suggested all correspondence should be by email.

OPEN FORUM:

None

ADJOURNMENT: Since was no further business, President Beverly Haire adjourned the meeting at 8:15 pm.

Respectfully submitted by the Recording Secretary,

Linda Katz



Canyon Lake Village West Property Owners Association

Monthly Board Meeting

September 12, 2017

The meeting was called to order at 7:04 pm by President Beverly Haire. Also in attendance were Linda Katz, Judy Kajander, Jim Ruffing, Craig Nidever, Sandra Bourgeois, Ronnie Harper Schwakhofer and Gary Freeland. Guests were Henry Steinhagen, Dennis Haire and Mary Phillips.

APPROVAL OF MINUTES: Jim made a motion to approve the August minutes. Ronnie seconded, approval unanimous. A copy is attached.

FINANCIAL: Ronnie reviewed the August 2017 Financial Statement and the Income and Expenses to Date spreadsheet. Jim made a motion, seconded by Judy, to approve the Financial Statement and Income and Expenses, all unanimous.

It was suggested to raise the resale fees to generate income. \$120 to \$150, \$150 to \$175. Sandra made a motion to raise these fees starting January 1, 2018. Jim seconded. Approval unanimous. Ronnie noted that there is no transfer fee or resale certificate fee if there is a private sale where a title company or other agency is not involved and the POA is not required to produce any documents.

Further, Ronnie reported that associate members pay \$100 annually for the use of our pool and they are required to return their keys at the end of the pool season. There was a discussion about changing the pool lock annually or possibly going to a key card system. Gary will look into the logistics and cost of a computerized key card system.

ARCHITECTURAL: Gary Freeland reported two permit requests. 540 Irene St., Lot 757, unit, approved. No height restrictions. 2958 Colleen owner requests the board decide which of 4 options he has presented for the 5 foot easement next to his house. Gary will set an appointment with the owner for the board to visit.

SOCIAL: Sandra reported one event scheduled for 9/16. Also happy salutations on the marquee have met favor.

WEBSITE: Information regarding National Night Out is Tuesday, October 3, 5:00pm-7:00pm at the Clubhouse. Jim will post the relative information regarding NNO 2017 on the website and NextDoor. The board members will each provide a potluck dish and arrive at 4:00pm to set up. Attendees are encouraged to bring something to the potluck as well. Judy Kajander was the chair for setting this up. Gary volunteered to operate the movie showing for the kids.

MAINTENANCE: Ronnie reported that the Kids Swing Set is leaning.

Craig reported that he was not able to make an inspection of the roof this past month but will do so and report at the next meeting. (The tree trimmers reported that they saw some roof damage.)

UNFINISHED BUSINESS:

~Pool issues: Craig volunteered to be a liason to a Pool Committee to be set up.

Jim will post that we need volunteers. Also would like volunteers for someone to test the water on a regular basis and post the results. Discussed getting more estimates for keeping pool clean, etc. Linda reported a pool sweep at Leslie Pools is \$399.00 that can also be an option.

POOL WILL CLOSE ON SATURDAY 9/30/17 for the season.

New pool signs for the gate etc. have been ordered.

~New entrance sign. Further discussion.

~Sandra suggested that we look into the progress that the Canyon Lake Hills POA has made with updating their By Laws, restricting short term rentals, fines, etc.

Apparently CLH uses a law firm that specializes in this. She suggested we should contact this law firm for advice. All of this information is on their website

www.canyonlakehillspoa.org

NEW BUSINESS: Judy presented a flyer advertising short term rentals in Village West. Jim made a motion, seconded by Judy, that we proceed with an attorney regarding changing our by-laws. The vote was unanimous.

OPEN FORUM:

ADJOURNMENT: Since was no further business, President Beverly Haire adjourned the meeting at 8:15 pm.

Respectfully submitted by the Recording Secretary,

Linda Katz



Canyon Lake Village West Property Owners Association

Monthly Board Meeting

August 8, 2017

The meeting was called to order at 7:01 pm by President Beverly Haire. Also in attendance were Linda Katz, Judy Kajander, Jim Ruffing, Craig Nidever, Sandra Bourgeois and Gary Freeland. Ronnie Harper-Schwakhofer was absent. Guests were Mark Hocher, Wilma Stice and David Brown.

APPROVAL OF MINUTES: Craig made a motion to approve the corrected July minutes. Judy seconded, approval unanimous. A copy is attached.

FINANCIAL: In Ronnie's absence, Linda reviewed the June 2017 Financial Statement and the Income and Expenses to date spreadsheet (copies attached.) Gary made a motion, seconded by Craig, to approve the Financial Statement and Income and Expenses, all unanimous.

ARCHITECTURAL: Gary Freeland had no permit requests.

SOCIAL: Sandra reported one event scheduled for 9/16. Also the Happy Birthday and Happy Anniversary greetings on the marquee have met with a lot of energy and enthusiasm.

WEBSITE: Jim will post National Night Out in October. Jim is also adding plats of Village West to the website and create a NextDoor link.

MAINTENANCE: Craig sledgehammered the posts sticking up in the parking lot and fixed the back door handle. Once the tree trimming is finished, Craig will check the roof for damage. Craig advised keeping the thermostat in the clubhouse at 84-85 degrees. Turning way down and up is too big a range and it shuts down. The thermostat should NOT be set any lower than 74 as this causes problems. The unit is about 6-7 yrs. old.

Also Craig will buy a snake and plunger for plumbing problems.

UNFINISHED BUSINESS:

Judy Kajander is coordinating National Night Out on October 3rd.

There will be speakers and booths and potluck provided by board members.

NEW BUSINESS:

~Craig reported problems with the pool due to continued extreme heat. It was shocked several times. The pool guy said it was safe to get in the water when it was cloudy.

~It was also suggested that Mike (the pool guy) submit reports with his monthly invoices in order to keep the Board advised of pool problems.

~Pool will close on 9/30/17, Saturday for the season.

~Jim and Bev got an estimate for a rock entrance sign; \$2400. Linda suggested that it might be monetarily necessary to scale back. Sandra had a much lower estimate for a 2 sided aluminum sign sandwiched by corrugated plastic.

Jim mentioned the contractor said it was possible to remove the marquee part of the sign and leave the other intact. The iron posts would need to be repainted.

Some landscaping could be done to beautify the area a little more.

~New pool signs have been discussed to unify information, add to information and to beautify the pool area. Craig made a motion the approve the signs discussed, Jim seconded and the vote was unanimous.

OPEN FORUM:

~There was some concern expressed about some content posted on NextDoor criticizing the board. Jim explained that inappropriate content can be removed. It is the responsibility of the different area leads to police posts.

~Further discussion affirmed that there should be NO discussion of POA board business by anyone on the NextDoor site.A

ADJOURNMENT: Since there was no further business, President Beverly Haire adjourned the meeting at 8:22 pm.

Respectfully submitted by the Recording Secretary,

Linda Katz



Canyon Lake Village West Property Owners Association

Monthly Board Meeting

July 11, 2017

The meeting was called to order at 7:07 pm by President Beverly Haire. Also in attendance were Linda Katz, Judy Kajander, Ronnie Harper-Schwakhofer, Jim Ruffing, Craig Nidever, Sandra Bourgeois and Gary Freeland. Guests were Bob Eccleston. Donna Eccleston, Patricia Buford, Tom Kajander, Mark Hoher, Henry Steinhagen and Ron Campbell.

APPROVAL OF MINUTES: Ronnie made a motion to approve May and June minutes. Jim seconded, approval unanimous. Copies are attached.

FINANCIAL: Ronnie reviewed the June 2017 Financial Statement (copy attached.)

Noted new spreadsheet with Income and Expenses. Will add column for Cash Projection. Judy made a motion, seconded by Jim, to approve the Financial Statement, all unanimous. Also Ronnie will revise 2017 cash flow.

ARCHITECTURAL: Gary Freeland reported approval at 126 Tammy to extend front porch to protect a boat; approval at 182 Nancy single family residence and approval at 1902 Colleen prefab metal carport.

Beverly reported approval at 345 Mary Ann to build 1500 sq.ft. addition.

A reminder that all new construction must be completed within 6 months!

SOCIAL: Sandra reported 2 events for rental of the clubhouse at \$100 each. The current rates are \$50 2 hours or less, \$75 more than 2 hours, \$100 2 hours and use of the pool. There have been suggestions to raise these rates, but further discussion is required.

WEBSITE: Jim said he will add the D & O Insurance Policy to the website.

He will also post on NextDoor the Crime Prevention presentation at the clubhouse on July 22 at 10 am. Also will post on NextDoor telephone numbers of the road department to pick up dead deer, old furniture dumped, etc.

MAINTENANCE: Craig advised keeping the thermostat at 84-85 degrees. Turning way down and up is too big a range and it shuts down. The thermostat should NOT be set any lower than 74 as this causes problems. The unit is about 6-7 yrs. old.

Also Craig will buy a snake and plunger for plumbing problems.

UNFINISHED BUSINESS:

~Put Crime Prevention presentation on the marquee.

~Tree work in progress

~Pipes sticking up in the parking lot.

NEW BUSINESS:

~Tom Kajander suggested posting on the website numbers to call to report old tires and old cars.

~Judy Kajander is lining up speakers for National Night Out on October 3rd.

~Neighborhood Watch is being investigated. Volunteers will be needed and paying for signs.

~Ronnie suggested putting the large trash bin into the storage room.

~Bad behavior at the pool has been reported: smoking, drinking, cursing. Remedies were discussed such as rescinding privileges, reporting to Sheriff's office. Ask all property owners to help support the rules and speak up. Also make the signage at the pool more specific. Jim made a motion to buy NO ALCOHOL signs for the pool and tennis court. Sandra seconded. Vote was unanimous.

~Donna Eccleston said, if you call to report a noise issue to the Sheriff's office, have the officers measure decibels at the property line, not the front door.

ADJOURNMENT: Since there was no further business, President Beverly Haire adjourned the meeting at 9:15 pm.

Respectfully submitted by the Recording Secretary,

Linda Katz



Canyon Lake Village West Property Owners Association

Monthly Board Meeting

June 13, 2017

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

Guests were Kay Smith, Dave and Hortense Rains, Jackie and Rene DeHan, Henry Steinhagen, Leah Kantoff, Tom Kajander, Dennis Haire and Mark Hoher.

APPROVAL OF MINUTES: May minutes were not yet ready.

FINANCIAL: Ronnie reviewed the May 2017 Financial Statement (copy attached) and noted that expenses were higher due to pool costs. Since our Directors and Officers Liability Insurance was not renewed, we had to seek other quotes. Ronnie reviewed the three insurance quotes she received from our insurance agent. Discussion ensued and the Board Members unanimously approved the quote from RSUI Indemnity Company, annual premium is \$12,480.00. Craig made a motion, seconded by Jim, to approve the Financial Statement, all unanimous.

ARCHITECTURAL: Gary Freeland was absent.

Sandra presented photos of the Cole home at Mary Ann and Amanda showing tar paper instead of siding and other unfinished repairs.

SOCIAL: Sandra reported 2 events for rental of the clubhouse, a Family Reunion and a Baby Shower in July. There was an inquiry about renting the pool exclusively for a private party. Ronnie noted the property owners have the right to use the pool anytime and therefore we cannot rent the pool for an exclusive party. Also an inquiry about pool time for adults only. Again cannot bar anyone's access.

WEBSITE: Jim said he will add the Village West plats to the website.

NextDoor has almost 300 property owners signed up.

MAINTENANCE: None

UNFINISHED BUSINESS: Clubhouse bids need to be solidified.

~Tree trimming: Sandra got 3 bids and recommended one for \$900. She received excellent work from the contractor for her own project. Craig made a motion to contract, Jim seconded. The motion passed unanimously to award the tree pruning

to Lone Wolf Tree Service. They will trim in July and we will need to close the pool for a portion of the day of trimming for safety reasons.

~Ronnie made a motion that we hire attorney, Rachel Loire, to make the approved changes in the POA Deed Restrictions and By-Laws.. Jim seconded and the vote was unanimous.

~Regarding new sign at entrance to VW, Beverly reported she and several board members met at the site to discuss options for a new sign. After further discussion, the board concluded an official New Sign Committee be formed. Leah Kantoff offered to serve on this committee. This Committee will give a report at the next POA meeting in July.

~A motion was made, seconded and passed unanimously that major renovations to the clubhouse be postponed due a two year projected budget shortfall.

NEW BUSINESS:

~Judy Kajander informed us of the plans for National Night Out on October 3rd and asked for suggestions for activities for children.

~Beverly informed us that she spoke with the Sherriff's office regarding a Crime Prevention presentation. The board suggested the following dates for this presentation; Saturday July 15 or July 22 at 10am-12 noon at the clubhouse.

Beverly will contact the officer with these dates.

ADJOURNMENT: Since there was no further business, President Beverly Haire adjourned the meeting at 9:04 pm.

Respectfully submitted by the Recording Secretary, *Linda Katz*



Canyon Lake Village West Property Owners Association

Monthly Board Meeting

May 9, 2017

The meeting was called to order at 7:05 pm by President Beverly Haire. Also in attendance were Linda Katz, Judy Kajander, Ronnie Harper-Schwakhofer, and Jim Ruffing, Craig Nidever, Gary Freeland, Sandra Bourgeois. Guests were Henry Steinhagen, David Brown, Tom Kajander and Mark Hoher.

APPROVAL OF MINUTES: Minutes were approved.

FINANCIAL:

Ronnie reviewed the April 2017 Financial Statement (copy attached) and noted that expenses were down, no paypal; but expenses will rise in June with pool costs. Craig made a motion to approve the statement, seconded by Jim, the vote unanimous. Mark Hoher suggested to add delinquencies to the financial statement every month. Numbers and total on a spread sheet. Ronnie agreed.

ARCHITECTURAL:

1448 Amanda: enclosure under overhang for storage approved.

1157 Janet: approved shed

Sandra reported a house on corner of Mary Ann and Amanda has not been completed in 6 months as required. Gary will check.

SOCIAL: Sandra reported 2 prospects for June rental of the clubhouse.

WEBSITE:

Jim reported PayPal is set up for payments of dues for 2017 and 2018.

Create HOT TOPICS tab. Judy will send Jim National Night out info.

It was suggested that no Village West business be discussed on NextDoor.

Jim requested that his phone number be removed from the list of Board Members.

MAINTENANCE:

Craig replaced shed doors. Bathroom doors possibly need to be replaced.

Swing set safe. Repositioned spring on pool gate so it closes automatically.

UNFINISHED BUSINESS:

~Clubhouse bids: Tony Ramirez bid expected. Mark suggested to freeze bids and no change orders. Sandra suggested bid amounts not be revealed.

~National Night Out: Judy is organizing for October 2, 2017 first Tuesday of month.

She is gathering speakers, setting up a pot luck dinner and something for kids.

~Neighborhood Watch with Sheriffs Office Crime Prevention.

Gary to set up date for presentation.

~Welcome Packet: create form letter to welcome new owners.

~Rachel Loire is the attorney in New Braunfels we plan to meet regarding short term rentals.

~Tree trimming: Sandra got 3 bids, recommended one for \$900. She received excellent work from contractor for her own project. Craig made a motion to proceed with tree trimming contract for \$900 contract, Jim seconded.

NEW BUSINESS:

Mark and Elizabeth Hoher presented a list of 7 items they suggested be considered by the Board.

OPEN FORUM: No discussion

ADJOURNMENT: Since there was no further business, President Beverly Haire adjourned the meeting at 9:10 pm.

Respectfully submitted by the Recording Secretary, *Linda Katz*



Canyon Lake Village West Property Owners Association

Monthly Board Meeting

April 11, 2017

The meeting was called to order at 7:05 pm by President Beverly Haire. Also in attendance were Judy Kajander, Ronnie Harper-Schwakhofer, Jim Ruffing, Craig Nidever, Gary Freeland, Sandra Bourgeois. Linda Katz was absent. Our guests were Michael Bannister, Tom Kajander, Jack Catalina, Mark Hoeker and Henry Steinhagen.

APPROVAL OF MINUTES: Beverly made a motion to approve the March 2017 minutes, they were unanimously approved by board members.

FINANCIAL:

Ronnie reviewed the March 2017 Financial Statement. Copy attached. Craig made a motion to approve the statement, seconded by Jim, the vote unanimous.

ARCHITECTURAL: Gary Freeland reported two submissions at 1401 Amanda, construction of garage and 1157 Janet construction of a storage shed. Gary recommended approval of both since they meet the setback guidelines stated in our POA deed restriction. Gary reported he inspected the property with the travel trailer and found no evidence of it being inhabited.

SOCIAL: Sandra reported one rental for April and a reservation for another rental of clubhouse on June 10th.

WEBSITE:

Jim reported he would add a new column called "Hot Topics" to include issues/updates on local issues and phone numbers for local business/community organizations. He will also revise Pay Pal section to allow payments of assessments over two years per statements.

MAINTENANCE: Craig reported he has one bid from Lovett Contracting for repairs/painting etc of the exterior of clubhouse. He is waiting on a second bid. Beverly purchased a new vanity/sink for the upstairs ladies room at a reduced price and Judy purchased a mirror, will be installed after painting of restrooms is completed. Sandra had the orleanders pruned and planted Sago palms in flower beds. She reported trees need to be pruned, she received 1 bid. Discussed getting additional bids for tree pruning and pruning won't be done until July (appropriate time for trimming of oak trees).

UNFINISHED BUSINESS:

- Entrance Sign – a discussion ensued however no decision was made on the design of the new sign.
- National Night Out - October 3rd – Judy reported the event would be a pot luck with speakers from various local organizations, such as Sheriff, EMS/fire department, Master Gardener, Bee Keeper, Texas Parks & Wildlife/Fishing.
- Neighborhood Watch – representative will make a presentation in June
- Welcome Packets – no report from chair, Linda Williamson
- Pool Opening – May 6th – ice cream social. Also a clean up day is planned from Saturday, April 29th @ 9:00 am to prepare pool for opening.

NEW BUSINESS:

- Revision of POA Deed Restrictions – discussion ensued about other subdivisions in the area hiring an attorney, Rachel Leire of New Braunfels, who successfully had their deed restrictions changed. Judy volunteered to contact Ms. Leire and invite her to our next POA meeting to discuss the matter.
- Approval of Meeting Minutes – discussion ensued as to whether minutes of meetings must be approved, the board of directors decided to continue this procedure. It was agreed that the Board will continue using a motion, a second and voted upon to approve as this has been the procedure of the Board for many years.
- Plat Map of Canyon Lake Village West – discussion ensued to have the plat mats of VW posted on the walls of the clubhouse. Gary offered to print the plats and Henry offered to have them framed.

OPEN FORUM: Michael Bannister stated the address in our data base is incorrect, Ronnie replied she would make the correction.

AJOURNMENT: Since there was no further business, President Beverly Haire adjourned the meeting at 8:25 pm.

Respectfully submitted by Ronnie Harper-Schwakhofer , in Linda Katz's absence.



Canyon Lake Village West Property Owners Association

Monthly Board Meeting

March 14, 2017

The meeting was called to order at 7:10 pm by President Beverly Haire. Also in attendance were Linda Katz, Judy Kajander, Ronnie Harper-Schwakhofer and Jim Ruffing. Craig Nidever, Gary Freeland, Sandra Bourgeois were absent. Our guest was Henry Steinhagen.

APPROVAL OF MINUTES: Beverly made a motion, seconded by Judy to approve the February 2017 minutes. Unanimous vote yes.

FINANCIAL:

Ronnie reviewed the February 2017 Financial Statement. Copy attached. Linda made a motion to approve the statement, seconded by Jim, the vote unanimous.

ARCHITECTURAL: Gary Freeland was absent.

SOCIAL: Ronnie reported one rental for a party this coming weekend.

Judy questioned the low rate for rentals and suggested we raise them after the renovations are completed.

WEBSITE:

Jim reported PayPal is updated to add the special assessments. Dues are \$24 annually. Special assessment is \$76.00 for 2017 and \$76.00 for 2018.

At Jim's suggestion, Beverly volunteered to create a Word document with important telephone numbers to be posted on the website.

There are now 280 members of NextDoor.

There has been a suggestion to set up a Neighborhood Watch Program. Mark Hoher expressed an interest in pursuing this.

MAINTENANCE: Craig is getting the bid for the clubhouse exterior next week.

UNFINISHED BUSINESS:

New entrance sign: Linda reported the KCLB Welcome to Canyon Lake sign cost about \$3800, but it had to be installed by a crane. That price did not include any stone work. It is an attractive metal sign with stone pillars and nice landscaping.

NEW BUSINESS: Nightly rentals in real estate house listings was discussed.

There have been some complaints about junk in people's yards. Jim will post on NextDoor the suggestion to take a picture, send it to County Environmental Dept.

Judy and Ronnie will coordinate National Night Out in Oct. with a potluck.

OPEN FORUM: A reminder that if you see anything suspicious or out of the ordinary

CALL THE SHERIFF'S OFFICE 830-885-4883 for NON-EMERGENCY.

Sheriff's Sattler Office` 830-964-3886 .

ADJOURNMENT: Since there was no further business, President Beverly Haire adjourned the meeting at 9:04 pm.

Respectfully submitted by the Recording Secretary, *Linda Katz*



Canyon Lake Village West Property Owners Association

Monthly Board Meeting

February 14, 2017

The meeting was called to order at 7:07 pm by President Beverly Haire. Also in attendance were Linda Katz, Craig Nidever, Gary Freeland, Sandra Bourgeois and Judy Kajander. Guests included Ed Booth, Lancine Justin and Henry Steinhagen. Ronnie Harper-Schwakhofer and Jim Ruffing were absent.

APPROVAL OF MINUTES: Linda made a motion, seconded by Gary to approve the January 2017 minutes.* Unanimous vote yes.

FINANCIAL:

Sandra reviewed the January 2017 Financial Statement for absent Ronnie Harper-Schwakhofer. Copy attached. Beverly made a motion to approve the statement, seconded by Craig*, the vote was unanimous.

*Sandra advised the board that Roberts Rules of Order for Parliamentary Procedures currently has dismissed the necessity of motions and seconds for items that do not require any action by the board.

ARCHITECTURAL:

~A neighbor of 593 Cindy made Gary Freeland aware of improvements being made on a home next door to him. Gary inspected and found a room had been added with a deck above on the 2nd level. No plans for approval have been received.

Gary suggested the Board send a letter to the owners advising them that plans must be submitted for approval prior to any work being done. All agreed.

~A neighbor across the street from 911 Barbara complained the roof of the new construction was in violation of the height restrictions. The owners, Ed Booth and Lancine Justin, explained their contractor had make the foundation 4 feet higher than was on the approved plans. They agreed that reduction of the roof would be done. Sandra made a motion for the Board to receive a revised drawing showing the changes. Gary asked that a surveyor document the height change and it be compliant to the height restrictions. The owners agreed.

SOCIAL: Sandra had no rentals to report. Sandra is going to pursue getting new letters and symbols for the marquee sign to jazz it up a little.

WEBSITE:

Beverly reported for Jim the website was updated with new 2017 Board Member list and January meeting minutes. Also added under POA documents tab are the 2016 archived minutes and the January 2017 Financial Statement.

MAINTENANCE

~Craig got an estimate for a new entrance sign of \$800. It would be marine plywood with a vinyl clear cover. Aluminum was not advised by sign maker saying it warps in the sun. Also there was a general consensus that no sign is really needed at Hwy 2673 and Island View. Better to spend more money on a nicer entrance sign at Colleen and Connie. More discussion will follow.

~Craig and Gary discovered a rotten double beam in the clubhouse that needs to be replaced.

~Also the framing around the windows needs to be redone.

~Henry suggested that the overhanging branches need to be trimmed back.

Sandra will get an estimate.

UNFINISHED BUSINESS:

Beverly researched some new toilets for the upper level men's and ladies's restrooms of the clubhouse for \$99 each. Also discussed was removing the toilet enclosures, painting the paneling and redoing the floor. This would be the first step in remodeling the entire clubhouse. Further discussion will be held.

NEW BUSINESS:

None

OPEN FORUM:

None

ADJOURNMENT: Since there was no further business, President Beverly Haire adjourned the meeting at 8:07 pm.

Respectfully submitted by the Recording Secretary, *Linda Katz*



Canyon Lake Village West Property Owners Association

Monthly Board Meeting

January 10, 2017

The meeting was called to order at 7:03 pm by President Beverly Haire. Also in attendance were Ronnie Harper-Schwakhofer, Jim Ruffing, Gary Freeland & Craig Nidever, Sandra Bourgeois, Linda Katz & Judy Kajander. Special Guests: Henry Steinhagen & Linda Williamson

APPROVAL OF MINUTES: Approval of Minutes for December 5, 2016 meeting, Annual Membership Meeting, were tabled until completed by the secretary.

FINANCIAL: Ronnie reviewed the December Financial Statement. Ronnie stated the statement for 2017 dues & assessment should be mailed by the end of January.

ARCHITECTURAL: Gary reported the owners of the property at 1193 Janet has submitted plans for a new garage, these plans meet the set back requirements therefore will be approved.

SOCIAL: Sandra reported one rental in January on 1/17/2017

WEBSITE: Jim reported he has updated the Pay Pal button to accommodate payments beyond POA dues such as donations, late fees, etc. Fees for payments increased to \$5.00, on website

MAINTENANCE/UNFINISHED BUSINESS: Craig

- Craig suggested he and Gary inspect the clubhouse, playground, etc to develop a list of priorities for contractors to submit a bid, list to be completed by February meeting.
- Discussed ensured regarding the POA signs @ Island View & Intersection/Fork in Road, Beverly will finalize options for signate
- Craig located a supplier for the metal tops on swimming pool fence, he will pick up and install.
- Election of Officers: the following slate of officers were submitted: Beverly Haire, President; Craig Nidever, VP, Ronnie Harper-Schwakhofer – Treasurer; Secretary – Linda Katz. Sandra made a motion to approval/keep the slate, Gary seconded the motion, motion was unanimously approved. Sandra Bourgeois volunteered to be the chair of the Social Committee, she is responsible for posting on marquee and rental of clubhouse. Jim Ruffing will handle installation of flags on VW Sign when applicable.

NEW BUSINESS:

- Welcome Packets – Linda Williamson reported she spoke with Margaret Speck, formally chair of the Block Captains. Margaret gave her some good ideas and Ronnie Harper shared the materials she and Tricia Balcom created when they were co-chairs of this committee. Linda will contact the Chamber to obtain materials for these newcomers packets.

OPEN FORUM - None

ADJOURNMENT: Craig made a motion, Jim seconded, to adjourn. The meeting was adjourned at 8:30 pm.

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