



Canyon Park Property Owners Association
PO Box 1735
Onalaska, TX 77360
(936) 646-4445
Canyonparkpoa2020@gmail.com

CANYON PARK PROPERTY OWNERS' ASSOCIATION EXECUTIVE MEETING

MINUTES

DATE OF MEETING: March 8, 2024
TIME OF MEETING: 6 PM

EXECUTIVE DIRECTORS OF BOARD

NAME	POSITION	NAME	POSITION
ROBERT SIMARD	PRESIDENT	NIKKI ROWELL	TREASURER
JOHNNY CLAWSON	DIRECTOR	PAMELA STEELE	SECRETARY
MICHAEL KEAR	DIRECTOR		

IMMEDIATE ACTION ITEMS

Call to Order: 6:00pm

A) PRIOR MEETING MINUTES-Pamela Steele

- Review of Minutes:
- Modifications: NONE
- Motion to Accept 1st WENDY JONES 2nd ROBERT SIMARD
- Carried -Unanimous

B) PRIOR MEETING FINANCIALS- Dalene Felder

- Review of Financials:
- Modifications: NONE
- Motion to Accept 1st ROBERT SIMARD 2nd WENDY JONES
- Carried-Unanimous

C) CURRENT FINANCIAL REVIEW-Dalene Felder

- Notes: see maintenance notes

D) NEW BOARD MEMBER ASSIGNMENT – Robert Simard

- Michael Kear candidate for open position. We have an opening. No one else has signed up by the deadline. Appointment to the position.
- Modifications: NONE
- New Director form will be a requirement for all new candidates for the position (see Director Form March 2024/attached)
- Motion to Accept 1st PAMELA STEELE 2nd JOHNNY CLAWSON
- Carried-Unanimous

SECRETARY NAME: Pamela Steele

SECRETARY SIGNATURE: Pamela A Steele

Time of Adjournment: 7:01 PM Next Meeting Date: 4/5/2024 Next Meeting Time 6:00 PM



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- E) CURRENT MAINTENANCE – Johnny Clawson
- Notes: Working on Culverts on Sequoia, Cherokee, Heather Crest and Seminole. Property owners reported water over the road on Red Oak. Stop signs are being adjusted to proper height to reduce vandalism. Gate near vet clinic had reduced vagrant traffic. Request property owners to report squatters and vagrants to the office.
- F) DEED RESTRICTION VIOLATIONS-INSPECTIONS-COMPLAINTS-Robert Simard
- Discussion: Wendy Jones to restart deed restriction inspections. This was tabled during a legal review of state law changes. We are in compliance.
 - Office Manager update: We have collected money from people who were issued warnings and have not paid maintenance fees in 3+ years. We have issued 26 warnings to those over 2 years; 10 people are on payment plans; We have sent demand letters to 3 members; and 8 leins were placed.
 - Motion to Accept No Vote Necessary
- G) Property Owner-Sale-Ravine building Restriction – Office Manager/Member/Buyer (Section 2 Lot 174-175)
- Discussion: Moved to Executive Session
- H) DEVELOPMENT CO-SHITZ MEETING AND NEXT STEPS-Robert Simard
- Discussion: Developer is trying to subdivide lots. There is a position that the state and county law does not allow this and therefore the city cannot authorize a more lenient use of land. There are also rules regarding subdivisions that also notate lot numbers, sections, etc. These requirements require authorization of the subdivision due to the modification of plat and other legal property documents. POA lawyer is reviewing, we are awaiting advice.
 - Motion to Accept No vote required at this time.
- I) SQUATTER/PERMISSION VISITOR
- Discussion: We have requested increased patrols by the city. Questions from members regarding the law about squatting; request from board to the members to report any vagrant and squatting or unusual occupancy to the office to assist in identifying illegal activity.
 - Motion to Accept No Vote Necessary
- J) NOTICES:
- Garage Sale last weekend of April.
 - Next Area POA Coalition meeting in 3 months.
 - Currently Lonnie Sepulveda is the Program Manager and ARA project review contact. He could use volunteer help.
 - Request to add lowering the speed limit in the subdivision to the member vote.
 - We have also had to revisit our vote from last year due to the state law changes regarding voting percentages. We will update this at our next meeting in preparation for quarterly and next vote submission.

SECRETARY NAME: Pamela Steele

SECRETARY SIGNATURE: *Pamela A Steele*

Time of Adjournment: 7:01 PM Next Meeting Date: **4/5/2024** Next Meeting Time **6:00 PM**