

Canyon Lake Hills POA  
Regular Monthly Meeting  
January 19, 2021

**The Regular Monthly Meeting** of the Canyon Lake Hills POA was Called to Order on January 19, 2021 at 7:06pm by President Casey Christian at the Civic Club on Oblate. A quorum was established.

In Attendance:

Casey K. Christian, President  
Bette L Gilbert, Vice President  
Cynthia M Anders, Director  
Alica C Castleman, Director  
Jessica H Arceneaux, Secretary

## 1. President's Recap of Decisions

### A. Recap of Nov. 14, 2020 Executive Session

- a. **Motioned and Approved** for variance of easement for a Lakeview property.

### B. Recap of Nov. 17, 2020 Executive Session

- a. **Motioned and Approved** a revise list of Pool Attendant duties.

### C. Recap of Nov. 17, 2020 General Meeting

- a. **Motioned and Approved (AC/CC)** – That a committee be formed to take over accounting from RealManage. This committee is to be led by Jack Glaros and Mel Cunningham.

### D. Recap of Jan. 19, 2021 Executive Session

- a. **Motioned and Approved** to a deny request to waive an additional claim. BG – 2786 Candlelight has been foreclosed and sold at auction. They had a surplus of funds after the sale. Dues to their history of compliance violations, CLHPOA has made an abstract of judgement of \$8864.98. There was also a post-judgement claim for \$1578.36. Previous property owner asked us to forego the \$1578.36. Her compliance issues have existed for 10 years. **Her request was DENIED** - unanimous vote by Board.
- b. **Motioned and Approved (BG/CC)** new Pool Attendant Checklist.
- c. **Motioned and Approved (CC/BG)** General Personnel Application.
- d. **Denial of Variance for a setback.**

## E. New Business

- a. **Motioned and Approved** (CC/AC) Stephanie De Tournillon and John Hawkins as board members.
- b. **Motioned and Approved** (CC/JH) Resignations of 3 Board Members Sophia Klavon, Matthew Klavon and Traci Paddison (Treasure, At-Large and Pool Director).

## 2. Treasurer's Report

### **December 2020 (12/31/2020) Financials**

- Cash on hand: \$324,884 YTD
- Revenue: \$80,123 YTD
- Assessments ~18k and the rest "other income"
- Expenses: \$46k YTD
  - Pool Expense \$14k
  - Repairs and Maintenance \$7.4k (BG might be more)
- Surplus: +\$25,673 YTD (positive)

**Motioned and Approved** (CC/AC) treasurer's report approved.

## 3. VP Report - BG

- a. BG received an email from Real Manage on Dec. 18, 2020 advising us that they received a notice from the IRS that our 2018 taxes were late. They penalized us \$3941.45. BG also found out that our 2017 taxes were not filed. I spent Christmas week putting together 2017 return along with letters for both of these. I had numerous emails to RealManage where they kept telling us they filed but could not show any proof. Copies of email sent and requesting to the IRS to forgive the fines and to not assess the penalty to begin with for the 2017 return.
- b. In our efforts to get in-house accounting. We can now get back into Quickbooks as Local Administrator
- c. Committee Report, Jack Glaros was so excited about getting a committee formed. He found no one wanting to help. We are going to meet with Mel C. to find out what she did before as the job. We will open position to applicants.
- d. Delinquent Notices – that time of year for RealManage to send out notice again.

#### 4. Compliance - BG

- a. Since November 9 new compliance issues addressed. 12 issues resolved, 6 closed but not resolved. Complaints included realtor's advertising for short-term rentals and "no HOA" or a "voluntary HOA". This was reported by a homeowner. Other issues: RV, trash, gravel hauler, advertising signs in yards, chicken coop in an easement, storage pod in setback on Hampton that has been there for ages is GONE. Reported 2 short-term rentals to the County. Thanks to neighbors they sent listing of STR showing how many were allowed to occupy premises. I used that information to report to County to verify septic was satisfactory.

#### 5. Other Business:

Neighbor Doug Wagner - selling a house. Before I can go any further, I have to send a check \$335 to RealManage. Why? BG – that fee is to RM for a Statement of Account and Resale Certificate.

BG - RM charges us the \$850/monthly. In addition to that, they get the money for doing the transfer work and replying the title companies for all the closing documents, to verify the Statements of Accounts. They provide information about the POA. Seller and Buyer get billed separately. There is also a conveyance fee.

RealManage took over Nov. 2017. It was the board decision. They thought they were saving money by not having to find the people to do the work.

Doug Wagner – I have tried to contact someone with RM. No one is getting back to me. I got a call back and I couldn't hear anything. I got nothing accomplished. She said my supervisor will be contacting you. I'm glad this board is doing something about getting rid of RM.

#### 6. Recreation Report

- a. Playground Refurbishment with PreEmergent with added Sand first
  1. Request someone with a tiller to till up sand spurs
  2. Put down sand.

3. Preemergent needs to be down within next 3 weeks. We have a neighbor who can spray it in 3 times a year.

4. I have 2 bids on sand. We want to pay \$50/yard. Texas Soil and Stone is cheaper than Stone Crafters. I'm asking for an approval for the sand.

**Motion and Approved** (BG/CC) add 20 yards of sand along with the lesser of the 2 bids. .

5. \$67.87/day to rent a tiller. Neighbor Sam Morrison – we have a tiller at our house in NB. We can bring it this weekend or Monday.

b. Purchase Doggie Waste Station Bags

1. Bags there were disintegrated. Will go with the 4gal bags.

c. Fixing Timer for Tennis Court Lights (fried by electrical storm this summer).

Asking Board permission for our electrician to come out to check it out. We use Suberg Electric. We need a quote for this work to present at next meeting.

d. Tree limb were hanging over park, have been trimmed and sprayed.

7. Permits Report - AC

a. Nov. 17 – Dec. 15 issued 11 building permits (5 new build and 6 for deck or storage) and 3 tree permits.

b. Dec. 15 to present issued 3 building (2 new build and 1 deck) and 2 tree trimming permits.

c. In month of Sept. Sam Morrison requested for a tree trim permit. It was lost. She contacted board and the permit was approved. She is using an arborist. They are unable to come until March 17. Out of the tree trimming season. The arborist will still check for oak wilt. They already got a 50% deposit. They have 3 small oak with ball moss killing it. Big pecan tree in back. They have been trying to get this done asap. In contract they will seal asap. AC – is not a parasite and does not harm the tree. PO stated the weakened limbs are becoming a hazard. **Motioned and Approved** (CC/AC)– variance approved for tree trimming permit (CC/CA)

8. Adjournment 7:51pm