



Minutes of the Canyon Lake Hills POA Regular Monthly Board Meeting

DATE: February 15, 2022, at 7:05PM

PLACE: Canyon Lake Hills Civic Club, 1700 Oblate Drive, Canyon Lake, Texas 78133

Next Meeting: March 15, 2022

Board Members in Attendance: Sharon Cavazos, President; Bette Gilbert, VP; Wes Deskin, 2nd VP; Dez Wingate, Treasurer; Beth Jameson, Pool Director; Cynthia Anders, Recreation; Teri-Ann Parise, Events; Jessica Arceneaux, Secretary.

Non-Board Members in Attendance: Dan Scheel, Permits/ACC; Jack Glaros, Tree Permit; Mel Cunningham, Property Records Administrator

Board Members Not in attendance: Sharon Hasting, Communication/Newsletter; Robert Martinez, Compliance

The Regular Monthly CLHPOA Board Meeting was Called to Order at 7:05pm by President Cavazos

- I. Pledge of Allegiance
- II. Quorum established
- III. Motion to Approve Minutes from January 18, 2022 General Meeting by Bette Gilbert. Seconded by Jessica Arceneaux. Motion carries.
- IV. Treasurer's Report Treasurer's Report 1 Jan 2022 – 31 Jan 2022
 - a. Annual Billing
Annual Dues are due by 31 May 2022, start sending out statements in ~April 2022
Members are requesting and using the QB on-line payments, so far everything is working nicely. Expect 2 business days for money to be deposited and fee withdrawn. QB updates the records and closes the invoice same day, a receipt is sent to the payee.
 - b. Quickbooks - 18 transactions in Jan 2022 for our Basic business checking account.
 - c. Checks paid over \$500.00 will have two signatures.
 - d. All payments will have an invoice and other documentation at time check is written and will be loaded in QB.
 - e. All workers will provide a W9 and insurance or release of liability before work is started.
 - f. Delinquent Accounts
186 delinquent / open balance accounts with a total of \$46,658.52

Current account Balance(s) RBFCU CAO 31 Jan 2022

Checking: \$20,427.24

Savings: \$15,928.94

MM: \$357,411.84

Amount paid out: \$8,215.93 (RBFCU under CLHPOA)

Amount collected: \$8,946.84 (Amount received by CLHPOA)

RBFCU (business account only) includes items paid but not cleared, and not interest paid

Starting Balance: \$25,878.78

Ending Balance: \$17,662.85

Treasurer's Report accepted as presented.

V. Director's Reports

a. President

i. Summary of February 15, 2022 Executive Board Meeting

1. Summary for Variance Requests will be addressed later during Compliance and Permits

2. Neighborhood Watch Program, CLHPOA will do anything they can to support a neighborhood watch programs. SC will get with sheriff to learn more.
 3. Consider and Vote to reschedule date of April 19, 2022 meeting. Motion to move to 4/12 by Bette Gilbert. Seconded by Wes Deskin. Motion carries unanimously
 4. Consider and Vote to Amend the October, November and December 2021 General Meeting Minutes – Tabled.
- b. Vice President/Treasurer/Admin
- i. Quick-Books Update Status/Transition
Bette – moving right along...; Mel – completed about 80%; Dez - financials going well. Recap that we have taken management back in-house from Real Manage since November. Dez (Mel and Bette) continues QB updates
 - ii. Wrote the approved Variance we approved last month and filed with county.
 - iii. Filed 1 assessment lien replacing a lien that was released in 2017; many more to be done as time permits. Also, more lien holder letters to be sent as time permits.
- c. 2nd Vice President Wes Deskin
- STR committee convened an online meeting regarding STRs. In our bylaws we do not allow anything less than 30 days. There is a Texas Supreme court ruling has stopped our ability to enforce our restrictions. We are in process of determining how many we have in our community. We will be talking with our attorneys. Some case will be settled in Houston within next few weeks. Our Wording in in our By-Laws have precise wording. We are giving a 4–6-month timeline to make some definitive steps.
- d. Permits and Compliance – report attached
- i. Permits – Dan Scheel
 1. 8 Permits were issued; 12 in process; \$400 in application fees to the POA.
 2. Tree Permits – Jack Glaros
6 have been issued.
 - ii. Variances
 1. Consider and Vote on Variance Request for item B2 with front setback to be reduced from 30 ft to 15 ft. The plat shows the lot to be 100’x60’. Majority of Board voted to approve Variance Request.
 2. Consider and Vote on Variance Request on B3 to reduce front setback from 30 ft to 10 ft. on one side. Odd-shaped lot on a curve. Lot is deeper on one side. Majority of Board voted to approve Variance Request.
 3. B4 Consider and Vote on Variance Request for item B4 - to reduce front setback from 30 ft to 20 ft. The Board voted to deny the Variance Request.
 - iii. Compliance Update – Bette Gilbert
 1. A Building was built before a permit was issued. Board has voted to issue a fine. Fining on hold until after consulting with legal counsel and issue a letter.
 2. C3 Board voted to consult attorney if owner does not meet the demands of the Demand Letter by Feb. 25.
 3. Regarding Appeal Hearing, Board considered and voted to uphold original decision of denial of variance. BG/CA. 5 ayes, 2 nays.
 4. 2 RVs issues. 1 has been removed/closed. 2nd has been notified of non-compliance

- 5. 5 properties building without a permit and 1 abandoned vehicle has been addressed.
- d. Newsletter/Communications – SH not present
 - i. Newsletter update – Hills Herald – sign up at canyonlakehillspoa.org
 - ii. Website update on-going. Should be up in next couple of weeks.
We had a 28% increase of visits to website
- e. Events – New Director Teri-Ann Parise
 - March 13th - Paint the Park Activity, 1-4pm, hot dogs, chips, water
 - March 18th Food Truck Night with Texas Street Crepes
 - March 26 – Boat Ramp #7 Cleanup
 - Q2– Movie Night at the Park
 - Q3 – Fishing Tournament
 - Q4 – Holiday Golf Cart Parade

Neighbor comment – Re. Thursday Night Fishing – Thursday Nighters is a weekly tournament. Bass fishing starts in Mar thru July. <http://ttz1.com/>– Texas tournament zone.
- f. Recreation – Cynthia Anders
 - i. Volunteers from neighborhood will help mount new backboards. I can use a coupon to purchase. Motion by Bette Gilbert to approve of allotment of \$500 to purchase of 2 backboards for the basketball courts. Seconded by Beth Jameson. Motion carries. Dez has a neighbor that says we can borrow their scaffolding.
 - ii. Tennis court – backboard being put up this week. Court needs to be resurfaced. Courtex Sales in Leander - \$7500 - \$8000 to be done and pickleball lines can also be done. SC - Another estimate will come out next week. – Miracle PARKPLACE in SA. Owner comment - CONCRETE person can resurface. Need Volunteers to remove grass clumps on the court.
 - iii. Pavilion – 6 shop lights. Only 3 are working. Electrician is coming tomorrow for estimate. Along with wiring in pool area.
- g. Pool – Beth Jameson
 - i. Pump Room has been revamped. Pristine Pools did a good job.
 - ii. Tile work still needs to be done. Proposal/Quotes from South Texas Pools & POOLS UNLIMITED. Have received 1 proposal, waiting for the other.

VI. Old Business

- a. Digital or Manual Marquee/Message board - tabled
- b. House numbers information will be in the newsletter. Fire Dept. can install for \$25 but sign is free.
- c. Tennis Court refurbishing and dual use as tennis and pickleball court.

VII. New Business

- a. Owner Barbara Stubblefield - On each side of me they have 4 dogs. CA – husband is a retired police officer, ... call the sheriff department to report or ask what can be done.
- b. Owner David Reid (son) – We (referring to his father David Reid) are one of the houses not in compliance. We are having a hard time learning the process. I was on the board 6 years ago. In the past we would go out and talk to the homeowners. I convinced my parents to buy out here. I have been trying to get answers from Compliance, but I am not getting answers in 2 days, Not getting any advice. I feel the tone is very negative and hostile. The permits guys is pretty straightforward but when I email the Compliance guy they say it has to be like this, only one way. They are very confrontational. We are trying to ask what to do. SC – we are trying to make sure that everyone knows that you cannot build without a permit. It is in your deed restrictions when you bought your property.

Owner David Reid – We filled out 2 permits. One in October with a check but nothing happened with that because we had a variance problem going one. Then Tilson sent in a permit also. 2 different vendors, that was a problem, I didn't understand the process. Then vendor told me now the prices have gone up and will go higher. They were supposed to start at the same time but due to problems of getting permits from the County for the septic system, it threw Tilson off, so everything was thrown off.

SC – those are issues you have had with your builder. We have not issued a permit. There has not been an appeal if a permit has been denied.

Son of David Reid – there has been no guidance. If you send a letter, we need someone to help us know what to do.

SC – I will personally start addressing this tomorrow. I will find out the sequence of events and visit with you to get on the right track.

Owner David Reid – when I first went thru the Deed Restrictions, I had a problem finding what to do. I can help make a guide to help new owners figure out how to go about building.

Owner David Reid (son)– You use the word “vigorously defend” in the covenants. I think that statement is very hostile. It's just been frustrating.

SC – point taken

Owner David Reid – If you need help, I'll volunteer. We could generate a program to give to newcomers to tell them this is the plan you must follow. I would even re-write some programs like the Tree Permit (application). It is like you are penalizing people instead of putting a guide together. You need to make it more of a friendly thing. The attitude is so hostile.

SC – we are working hard to make the Tree Permit more educational.

JA – I joined the Board to be the Board I want to have. Unfortunately, things were written with a language we didn't choose. We are trying to uphold the basic restrictions that are good for everyone.

Owner David Reid – It should be fair across the board. If you allow someone, then you should allow everyone.

JA – Everything varies based on individual lots.

WD – the biggest thing that has happened is that we have gotten rid of Real Manage. We have a small group of the board putting in a ton of hours to organize the finances for all the community. As soon as that is cleaned up and we are in maintenance mode, we can address all the other issues that maybe causing friction.

SC – Our Annual Meeting is the 3rd Saturday in July. We invite you to join to make our Board better. I can confidently tell you that we are committed to serving our community.

Owner ? (female) – it is the Board's responsibility to uphold the home values

Dan Scheel – I am the Permits guy; I am not a Board Member. I do not vote. My opinion, the Board Directors in the state of Texas are not here to uphold the value of the properties because that's what the Deed Restrictions are for.

Eric Lavoie – asked about the Variance the Board Granted for B2 with front setback to be reduced from 30 ft to 15 ft. Why did you approve that?

SC – That lot measures 100ft and less than 1 inch. The Deed Restrictions allow for a 10ft setback for lots 100ft or less. Other approve variance was almost identical with a 100ft deep lot on one side.

Lavoie - (Regarding the denial of his appeal. Mr. Lavoie stated he be taking us to court.

SC – I would like to share some ideas with you. Shared personal story –with County approval, ran septic lines to be able to pour slab in back. My septic lines now run in the front of the house.

VIII. Motion to Adjourn by Bette Gilbert at 8:04pm. Seconded Dez Wingate. Motion carries.