**CLHPOA ANNUAL MEETING**

**JULY 13, 2019**

**10 AM**

**Call to Order:** President Huff called the meeting to order after verifying a quorum was established. The Pledge of Allegiance was said and a prayer. Directors present: Huff, Johnston, B Burkhardt, R Burkhardt, Chris Moore, Cindy Moore, Dunn, Linville

**MOTION: To set the agenda as mailed out as the General Order of the Day**

**Johnston/Burkhardt**

**Approved**

**MOTION: To approve the minutes from Annual Meeting, 2018**

**Linville/B Burkhardt**

**Approved**

**President’s report:** Tom Huff discussed that if there were issues between neighbors, the sheriff needs to be called and not the Board.

**Treasurer’s report:** Bill Burkhardt reported we are over budget. Applauded people who paid the voluntary payment. Reported the POA cannot survive on the $24.00 property owner’s assessment fee. We will try to keep to our over budget by watching our expenses. Also, try to keep our fees to the scheduled fees. Asked if there were any questions about the budget. Is willing to talk to anyone who wants to talk about the budget.

Betty Gilbert, a property owner, asked about the $1800.00 for the annual meeting. Wendy explained there was $1500.00 just for copies, envelopes, mailing expenses. Asked if Gracie (pool) got a pay raise. It was explained that she did not get a raise. Is asking about the miscellaneous expenditures, why they are so high. Says we need to be more accountable for miscellaneous expenditures to our homeowners.

Jerry Munger, a property owner, asked about compliance fees and fines. It was explained that we do not budget for compliance. He also asked about late fees. Munger feels that we should have budgets for complaince, late fees, audits, professional fees.

Peggy Geary, a property owner, asked about our lawn maintenance being way over budget. She was told they were asked to mow more often because of the recent rain. The rates have not changed. Lemonade Lawn is not under an actual contract but on an as-needed basis.

Dan Shell, a property owner, asked if the miscellaneous category is a few transactions or many. Bill explained it was many.Asked about how many legal items is the budget based on. Explained the biggest legal item is compliance issues.

**MOTION: To approve the budget for 2019**

**Chris M/Wendy**

**Approved**

**Vice-president’s report:** Wendy Johnston reportedRealManage sent out the annual statements on time. Quarterly statements are now being sent out by RM, and have worked through a majority of address corrections. Approximately 65 to 70 annual meeting notices came back and Wendy took the time to go through each one and match it up with property records and sent them to RM so they can update their records.

Dan Shell gave feedback that RM is not very helpful after he asked them to fix his address issue. Wendy said that she will assist anyone with problems with address issues.

**Recreation report:** Rosemary Burkhardt reported that Lemonade is keeping up. Gracie and her husband cleaned up graffiti at the pool. Reported vandalism that the sheriff handled but we were not given the details of the incidence from the sheriff. Jan Keen asked about stickers at the park and she told Jan that Bill Burkhardt and Chris Moore will burn the stickers. We no longer have Dumpster Day because other people come in and fill it before our homeowners can. National Night Out will be October 1, first Tuesday in October at the Pavilion from 7 to 9 p.m.

**Pool report:** Cindy Moore explained Gracie’s responsibilities, cleans bathrooms, monitors overnight activity. With regard to pool repairs, we will wait until Fall when the repair people have time to do the work. The pump has been replaced. Some things will be done immediately, leaks will be fixed. Pool opened on May 25. It had to be closed for July 4 due to matter in pool. The pool had to be shocked. We have limited guests to 6 per card. A member asked how we contact a problem with the pool. She was told to send an email. There will be signs if the pool has to close. Betty asked about Mail Chimp being sent out if there is a problem. We need to find someone to help with Mail Chimp. Member asked if we could put a status bar on the website. Explained why we did not have a pool party opening due to cost. Also, talked about signs at the pool that state no alcohol or any liquids other than water. No glass, no food in the pool area.

**Permits report:** David Dunn explained he is still learning his job. He has been earning the bylaws. A member asked if we need permit to get rid of ball moss, we do need a permit. A question was asked about permits for storage units.

**Compliance report:** Chris Moore explained jobs. Explained fines filed. Asked homeowners to call Sheriff for serious problems as trespass, loud music and trash. Member asked about chicken coops. It was explained chickens are not considered farm animals. Considered fowl. Bill, a member, talked about the difficulty of compliance.

Short-term rentals, Joe Bryant, a member, asked if San Antonio or Austin are fighting the Texas Supreme Court ruling on short-term rentals. It is known that they are fighting this ruling. The Court ruled in favor of the homeowner who wanted to rent his home short term.

Member, Guy (past president of the POA) asked if we could ask the property owners for donation for litigation in our neighborhood to fight short-term rentals.

A discussion was held about the lawsuit between a homeowner and Village West POA. The homeowner won in court and subsequently the POA insurance rates went up 400%

We are holding off lawsuit of short-term rentals while Austin and San Antonio lawsuits go through the courts.

Gordon (past president, POA) asked how much cash we have. He was answered we have $281,000. He talked about the fact that we have a strong position to stand on regarding short-term rentals, compared to the San Antonio neighborhood who didn’t have our strong bylaws and subsequently lost in court regarding short-term rentals. Gordon believes this is one situation which we probably want to fight. He thanked Compliance for trying to resolve the short-term rental on Riviera which caused much trouble for the neighbors.

Member Nancy Barlow, asked about permits for sheds. It was explained that if an enclosed structure is added to property, a permit is needed due to change of footprint. Fencing does not have deed restriction. Decks need permits.

A member asked about small homes with no driveways. It was explained that because of septic systems, cement driveways cannot be built.

President Tom Huff requested that we move to have the election of new officers for the board. The board collected the ballots and asked for volunteers to count votes. Tom asked if anyone wanted to volunteer to serve on the board.

Rosemary told the meeting that Parliamentarian needs to be filled, 2 at-large need to be filled, complaince 2 needs to be filled, vice-president 2 needs to be filled, and secretary needs to be filled. A member nominated Bette Gilbert to serve. Rosemary explained that the positions are not decided on until the next meeting of the board members.

A member asked if a homeowner has 2 properties, should they have 2 votes. Wendy explained that our bylaws do not read that way.

**MEETING ADJOURNED TO COUNT VOTES FOR NEW BOARD MEMBERS**