

## CLHPOA ANNUAL MEETING

August 29, 2020

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: Tom Huff, Bette Gilbert, William (Bill) Burkhardt, Alicia Castleman, Casey Christian, Jessica Arceneaux

### **President's report:**

**Tom Huff**

Announced that Best Waste is a CLH preferred vendor.  
44 proxies were turned in.

**MOTION: To approve the minutes from Annual Meeting, 2019**

**B Burkhardt/Gilbert**

**Approved**

### **Treasurer's report:**

**Bill Burkhardt**

Net decrease in cash balance; \$12,177 deficit for the year.

Report is on accrual basis.

Account Receivable up \$20,000. Per 2019 budget.

Under budget on Income and expense.

Total cash balance at end of year \$272,000.

Budget was based on LY expense and projections of TY. Most of TY bulk income has already been received due to later meeting date this year.

Deficit of \$16K

**MOTION: To approve Budget for 2020**

**Castleman/Huff**

**Approved**

### **Vice-president's report:**

**Bette Gilbert**

Continuing to look for a replacement for RealManage. Past year has had to pay constant attention to keep RealManage updating their database. Prefer a local CPA or accountant to take over the RealManage job.

### **Compliance report:**

**Bette Gilbert**

30 issues responded to since Fall 2019.

20 resolved

10 remain OPEN

### **Pool report:**

**B Burkhardt**

Large repairs were done last year in Winter 2019.

Recent repairs on change in card system working with security monitor system. With 1300 owners we only distributed 273 cards last month.

Cynthia Ander, property owner, swims 3x a week. Asked about maintenance of the pool – water looks good but the tile around the pool looks dirty and scummy". Board to ask the pool maintenance person to address this issue.

Member Steve Gish, Lakeview, needs a pool card.

**Parks report:**

**B Burkhardt**

The pavilion is rented out for today 8/29/2020.

Few future renters due to Covid.

Canopy damage on one for picnic table setup due to the recent storm.

In need of repair bids for the work.

Lawn Care person comes as needed – not a contract. Saving money with no contract.

A liability form was created for a party wanting to rent the pavilion. Added due to people wanting to use inflatable water slides/ jump houses at the park. Additional fees for renters wanting to use water for slides.

**Permits report:**

**A Castleman**

A permit is needed to cut or trim trees. Mainly to protect Live Oaks.

Last year we issued 61 Building permits between 6/1/2019 – 6/1/2020. 28 of those were for new builds. We average 45% of all building permits for new builds.

This year in 1<sup>st</sup> quarter, 6/1/2020 to date, 27 building permits have been issued. Last year it was 21 in the same time frame. This is a 33% increase over LY. This could be driven by property value which have increased from an average of \$164/sq. ft. Last year to \$181/sq. ft this year. Last year a total of 66 homes were sold in the neighborhood. This year 20 were sold in the 1<sup>st</sup> quarter.

Concerns regarding the issuing of permits include:

Loss of wildlife habitat in neighborhood. Expressed by 5 homeowners.

Flat roof homes. Expressed by 2 homeowners.

Loss of oaks. Expressed by 1 homeowner.

Several members and property owners have expressed concern over homes built with no storage where the septic takes the entire lawn. If there is no garage and no shed, the new buyer always requests a permit for a shed later and it cannot be done. Concern expressed by a Permits Board Member.

Due to Covid-19, builders and homeowners are finding it takes a very long time to get utility easement releases.

Member Jan Ramert stated that her neighbor next door has built a shed on her property with no permits. She reported to David Dunn. Disputed surveys. Bette will take her email to find out more after meeting.

Pres. Huff - a permit is not needed to remove ball moss.

Member (man in green shirt) asked about laying a slab in a driveway. B Gilbert responded to make sure you know where your property line ends. A. Castleman - Check your deed restrictions to learn the setback.

B Gilbert - Comal County issues the permits for driveways.

CLH – 5’ utility easement for sheds but that also depends on size of lot, whether it’s a corner lot + more.

Member Lynne Wickerman? (grey haired lady) – Do I still need to get a tree permit if my land is fenced in? A. Castleman – yes, there are 2 types of permits. They are found on Canyon Lake Hills POA website under Forms. Select either Long-term Maintenance or Day or Week One-time tree trimming. The tree trimming permits are free. We just want to be aware to be able to come take a look. If you are trimming oaks that they are being sealed properly within 30 minutes to prevent oak wilt in the neighborhood.

Member (green shirt) asked, “If you have an empty lot and people somehow go on your lot to trim trees, is that person liable for ...(?)

A Castleman – so the homeowner is responsible for their property. They are the ultimate person who is responsible. That would be a civil issue if someone else is going onto your property and harvested trees or dumped things. You need to take it up with the Comal County Sheriff.

No permit is needed to put up a fence.

Member Lynne Wickerman? (grey haired lady) asked about speeding cars in the neighborhood. Board responded – best for homeowners to contact the Sheriff or Comal County. Everyone’s responsibility to report it.

B Gilbert the Board was set up many years ago made-up of volunteers to benefit our community. Through the years the number of volunteers has dwindled. B Gilbert presented pictures of Astro Hills POA’s pool. They no longer have an active POA and the pool is in horrible shape. She stated reasons why a POA is beneficial to homeowners and asked for people to volunteer to join the board. Bette brought up the need again for someone to step-up to take over the job from RealManage. Open Board positions: Treasurer, Newsletter Director, Compliance, Parliamentarian, Vice President 2, Floater position.

Builder with Habitat for Humanity present with soon to be resident Gary asked why the participation in our POA is so low.

Member Mary McDonnel, Lake Breeze, asked if we knew the percentage of permanent residents vs. vacation homes in CLH. Answer unknown.

B Gilbert – July, the Comal Appraiser shows there are 1983 properties based on tax statements. 1163 homes and 568 with homestead exemption.

Member Lester Todd Scott, Blueridge, expressed interest in joining Board.

Member (man in back of room) owns 3 lots near boat ramp 7. Reporting problem of people parking on his property.

Discussed issues of Short Term Rentals. Noise complaints and parking issues should be reported to the sheriff.

#### **Election of Board Members**

##### **Names on Ballot:**

**Bette Gilbert**

**Alicia Castleman**

**Traci Paddison**

**Jessica Arceneaux**

**Casey Christian**

**MOTION: To approve these 5 member as Directors of the Board**

**Gilbert/ B Burkhardt**

**Approved**

**MOTION: To adjourn**

**B Burkhardt/Castleman**

**Adjourned 10:51am**