

Canyon Lake Hills POA  
Regular Monthly Meeting  
June 15, 2021

**The Regular Monthly Meeting** of the Canyon Lake Hills POA was Called to Order on June 15, 2021 at 7:08pm by Vice President Bette Gilbert at the Civic Club on Oblate. VP called meeting to order in president's absence. A quorum was not established.

In Attendance:

Bette L Gilbert, Vice President  
Cynthia M Anders, Director  
Alicia Castleman, Permits  
Jessica H Arceneaux, Secretary

#### AGENDA:

1. Call to Order
2. Establishment of a Quorum
3. President's Recap of Decisions
  - a. April 2021 POA Meeting
  - b. April Executive Session
4. Exec. Session Recap
  - a. Compliance timeframe issue. **Motioned and Approved Fines will be put in effect per settlement agreement.**
  - b. 18-wheeler discussion tabled
  - c. **Delinquent accts, 13 accounts identified. Motioned and approved to send letters to deed of trust and planned unit development recorded with county.**
  - d. Compliance issues – we do not have a Compliant Director therefore the duties cannot be fulfilled until position is fulfilled.
  - e. Annual Meeting preparation
  - f. Electronic votes – goat voted as family pet
  - g. Personnel, maintenance person now covering pool
  - h. Motioned and Approved UPS handling copies and mailouts proxies, mailed out yesterday.

## 5. Treasurer's Report

### A. Motioned and Approved the May financial Treasurer's Report CA/AC

As of April 30, 2021 - YTD financials (from Real Manage Financial Notes Report)

- Cash on Hand \$325,366
- Liabilities \$10,538
- Total Revenues \$115,731
- Total Expenses \$93,947
- Net Surplus (deficit) \$21,784

### B. As of May 31, 2021 - YTD financials (from Real Manage Financial Notes Report)

- Cash on Hand \$327,018
- Total Assets \$529,132
- Liabilities \$15,153
- Total Revenues \$120,140
- Total Expenses \$103,639
- Net Surplus (deficit) \$16,502

Motioned and Approved AC/CA

## 6. VP Report

- a. Treasurer John Hawkins and Compliance Jason Willette both resigned.

Motioned and Approved resignations accepted JA/AC

- b. Solicitation for Directors.

## 7. Pools Report

- a. Pool Custodian Tessa is doing a great job
- b. Pool Application for key cards. Do not open pool for anybody.
- c. Please do not prop gate open with trash can; this is for safety and security.
- d. No alcohol, no food, glass bottles. Board members will do the best we can watching camera.

e. Motioned and Approved the pool app updates – CA/BG

## 8. Compliance

- a. Updates 3 new compliance issues

1. 2 Resolved

- a. We can receive complaints but we need to be able to contact the person sending in complaint. We will keep you anonymous

but we need to be able to contact the report for verification of complaint details.

- b. For the next few weeks, compliance duties will be rarely handles for next 2 weeks.

#### 9. Permits Report – AC

- a. April – May: 2 new homes, 2 shed
- b. May to present: 3 shed, 1 deck, 2 new homes.

#### 10. Recreation Report

- a. Food Truck every 3<sup>rd</sup> Friday of the month. This Friday DAM Smokin' Tacos 5-8pm. Motioned and Approved food truck every 3<sup>rd</sup> Friday of the month through summer. (CA/BG)
- b. Received a bid for bush trimming around pool. For \$550. Motioned HD Landscaped to trim bushes around pool for \$550. (CA/BG)
- c. Suggestion from neighbor - Founder's Day weekend with a neighborhood talent show. Maybe for National Night OUT. With food trucks?

#### 11. Newsletter – Stephanie not present

- a. Abbreviated newsletter is coming with Proxy this week in mail.

#### 12. Lawsuit against CLHPOA, regarding a child was hurt on golfcart accident Jan. 2020. It has been turned over to our insurance company.

#### 13. Other Business

- a. 1:32 Neighbor William Bingham (Katy, TX) has large oak tree hitting house and tearing up roof. I reviewed the deed restrictions and found that you have no authority to make me fill out a tree trimming permit. BG - Permits were adopted in 2017 to protect trees from oak wilt. BG – Chapter 209 give board authority to enforce permits to protect this neighborhood.
- b. Neighbor X - Weekly short-term rentals behind her. Complain to Sheriff, Environmental Dept., monitor occupancy number – septic can handle it?
- c. Neighbor Y - short-term rentals problem. BG – we do not allow STRs but we cannot do anything about it. Call the Sherriff, Comal Cty Environmental, AirBnB.

#### 14. Adjournment 7:49pm