

Canyon Lake Hills POA  
Regular Monthly Meeting  
8-17-2021

The General Session of the Canyon Lake Hills POA was Called to Order on August 17, 2021, at 7:00pm 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  
Wes Deskin, 2<sup>nd</sup> 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
4. Exec. Session Recap
  - a. Motioned and approved and variance on Hummingbird Hill. Owner is still waiting for CLWSC to issue Release of Easement. If it takes too long, they will forget the FHA loan and go conventional.
5. Reviewed with new board member pending legal items:
  - a. Including a lawsuit of a golf cart accident in January 2020 because POA was not monitoring our streets
  - b. Pool expenditures were above budgeted. Professional blamed on rain and mechanicals, a lot of expense. Motioned and approved to reimburse Pool Maintenance person the full amount she has spent in overage of the allocated chemical allowance. CA/AC
  - c. Motioned and approved that Cynthia Anders be reimbursed for her pool expenses. AC/WD

- d. Motioned and approved additional reimbursement up to \$1000 for pool expense for the remainder of the pool season. (JA/AC)
- e. June Minutes Motioned and Approved (CA/AC)

## 6. Treasurer's Report

### A. Treasurer's Report

As of July 31, 2021 - YTD financials (from Real Manage Financial Notes Report)

- Liabilities \$33,954
  - Total Revenues \$107,718
  - Total Expenses \$14,151
  - Cash on Hand \$391,187 as of today 8/17/2021
- Motioned and Approved Treasurer's Report WD/CA

## 7. VP Report

- a. Motioned and Approved RealManage to remove any of the unpaid 2021-22 voluntary capital improvement assessment charges from the property owners' statements. (BG/AC)
- b. Motioned and approved RealManage to send late notices, after the removal of the voluntary assessments, for any account that has a balance of \$25 or more BG/JA
- c. Motioned and approved to NOT renew RealManage contract. It ends 10/31. BG to send a letter to not renew contract with RealManange. (BG/AC)
- d. We need committee, QuickBooks and CPA help
- e. We need to gather info for statement of account, fees, and rates. We need to research fees other subdivisions charge so our fees are fair. WD will research other nearby HOAs' and POAs' fees.

## 8. Permits

- a. 5 new builds, 1 boat shed, 1 storage shed

## 9. Recreation Report

- a. 3 requests to use pavilion on same day.
- b. This Friday Food Truck Night, Cajun on da Geaux. Posted on Facebook, Nextdoor, and set out through MailChimp. You can preorder.
- c. Weeds coming back at playground. Feel free to pull weeds.

## 10. Pool Report

- a. Pool re-opened 8/11 after a 12-day closure. Original open date was 5/15.
- b. Pool was closed 12 days, cloudy green, chemicals, circulation, and plumbing issues.
- c. It is now blue
- d. We will get plumbing and circulatory system looked at when pool season is over.  
We will get at least 2 bids.
- e. AC in storeroom is not working. We need to repair or replace. It is a window unit that was placed in a block wall. Anyone have one to donate? 14x18.5. We haven't priced anything. The POA computers are in there and we need to help keeping room cool. Billy Anders – will check their ac unit at home.

## 11. Compliance (BG)

- a. Since June meeting we had 8 new complaints - 5 resolved, 2 closed (I forward them to the County), 2 pending (1 carport on Woodcrest & 1 temporary carport which is a foot over in someone else's property).
- b. Woodcrest – someone built a metal covering, they went into the 30ft setback into the county's road, County has been there a couple of times to seize and desist

## 12. OLD Business:

- a. MailChimp – we need Stephanie to call AC when she login. AC will get a code to login. OR she can create another Gmail account to make a MailChimp sign in. Right now, we still must call Bill. AC needs to talk to STEPHANIE.

## 13. New business

- A. Cynthia proposes a Dumpster Day in October. CA will check with Best Waste. 10/16 would be the best.
- B. Bill Bingham – Sept. 1<sup>st</sup> new Texas laws – ACC reviews authority cannot be a board member. 1855 Senate Bill – Chapter 209. AC will read and explain.
- C. Bill Bingham would like to explore changing deed restriction to increase mandatory annual dues. He passed out printouts.
- D. Betty Jo Sargent on Lakeview Rd. 1599 Lakeview is a vacant yard managed by S. deTournillion. There was a ram in road and was put in the yard. 2 rams were in the yard at 1848 Lakeview also owned by Stephanie deTournillion (Board Member). Her

“husband” was calling his goats that goat out. Is this allowed? BG – depends on the deed restrictions for the lot. AC - Must register for ROAM password on County for deed restrictions. You must research back to original deed when sold by Lakecroft.

- E. Amy? Padilla – What’s going on with AirBnBs? BG – we have been advised by counsel if we fought STRs in court right now, we would lose.
- F. Mel C. – there is a meeting Aug. 29<sup>th</sup> at the Court has regarding boat ramps. Listening to Commissioner’s Court video about boat ramp.
- G. BG - Anyone know anything about County and Canyon Lake Hills have an agreement about a boat ramp?
- H. What is the white line on a road? Mel understands the County had the lines to keep visitors from blocking or in road.

14. Adjournment 8:00pm AC/CA