**CLHPOA MONTHLY MEETING, 2018**

**SEPTEMBER 18,2018**

**7:00 PM**

**Call to order:** President Tom Huff called the meeting to order at 7:00 p.m. after a quorum was established.

**MOTION: To approve the minutes from August 21, 2018 meeting**

**Attra/Linville**

**Approved**

**Treasurer’s report:** Bill Burkhardt reported the Real Manage latest reports dated August 24, figures given as of July 31, 2018. The total cash in the bank was 286,257. We showed a total open accounts receivable of 87,447. Adjustments made at the end of August will be reflected in the next report. There were right-offs of the CISA, the voluntary assessments. As RM has completed the task of the adjustments, **so** there will be assessments of the late fees and past due accounts. Report for July, we had a net surplus of $1982.00. We had a positive cash flow. At this time, we do not yet have the budget updated into the system.

M**OTION: To approve treasurer report**

**Attra/Johnston**

**Approved**

**General report:** President Tom Huff reviewed the August executive session: A motion was passed to authorize our law firm to spend 2-3 hours to render an opinion on our position, given the new Texas Supreme Court ruling, and our stance. We passed a motion to authorize our law firm to create Records Retention and Open records Policy as required by Chapter 209. We discussed legal opinion on easements on combined lots, modular homes. We reviewed status of 3 major violations. We prepared new members with passwords and other operating information.

**Vice-president’s report:** Wendy Johnston reported that Real Manage is currently updating per past instructions, making all the adjustments of taking off the $76 off of the homeowners dues if it was not paid. They (RM) are working on any other corrections that need to be done this week.

**Vice-president #2:** Rosie Cano has submitted her resignation from the board due to a new job and move. An open position needs to be filled.

**MOTION: To accept with regret, the resignation of Rosie Cano**

**B. Burkhardt/Carroll**

**Approved**

**Pool report:** Discussed possibly leaving the pool open until October 30. A member says the pool gets too cold. Suggestion to close pool October 2 after National Night Out. Rosemary Burkhardt said she would temporarily take over pool duties. The pool director position is still open.

**MOTION: To close the pool after National Night Out October 2, 2018**

**Huebinger/Attra**

**Approved**

**Recreation report:** Rosemary Burkhardt has contacted local community groups and the sheriff’s office about National Night Out. She suggested having door prizes and a raffle and bringing gifts for the speakers. Will send out mail chimp reporter. Will ask neighbors to bring treats.

Dumpster day: The dumpster company will not pick up the same day as delivery. Krippco is the only compay who will bring Saturday morning. Suggested getting reservations to use the dumpster.

Sand for playground: Landscaper option, weed barrier and sand.

**MOTION: To get estimates on sand**

**Attra/Burkhardt**

**Approved**

**Permits report:** Ed Attra reported 9 buildings: 3 new homes, 1 carport, 1 slab, 2 detached garages, 1 bedroom addition, 1 pergola. Has issued 11 tree-trimming permits.

**Compliance report:**  Rick sent letter that one compliance position is still open.

**Newsletter:** Meghan needs input from all directors.

**At large:** Tony has nothing at this time.

**Old business:**

Need new sign for deed restrictions. Possible placement for POA information on Civic Club sign. Member says some residents do not have email. Suggestion to have phone number and leave message. Suggestion to move CLH sign.

Dog control: Not sure how to address problem. Need to call Animal Control.

Neighborhood garage sale: Suggested one weekend a month or once a quarter.

Suggested we seek help from county commissioner to contact Google to change marketing of Canyon Lake on our streets instead of Comal Park.

Oak wilt: Suggested contacting Country Extension Office for oak wilt. Susan Vogle may be contacted.

**New Business:**

Vote to approve Records Retention Policy

**MOTION: To approve Records Retetion and Open Records**

**Attra/Linville**

**Approved**

**MOTION: To adjourn to Executive Session**

**Attra/Linville**

**Approved**

**EXECUTIVE SESSION**

Real Manage working on removing all voluntary $76 from this year and past. Completed this task. Completed this task. Still have open balance. People that haven’t paid any balance will still have $76 on bill.

**MOTION to allow law firm to seek a judgment for fines and past due attorneys’ fees for 2786 Candlelight, and indicating she is prevented \_\_\_\_\_\_**

**Tony/Wendy**

2253 Candlelight-Breached mediation agreement

2546 Lakeview-

**MOTION: Request to law firm that if $2500/property by 10/17/18 to allow the legal firm to move forward to recover fines and attorneys’ fees**

**Tony/Wendy**

**Approved (6 yea, 2 abstain)**

**NEW BUSINESS**

Variance request 2.8 feet on one corner, 5.5 inches on other.

**MOTION: To grant variance for lean-to/carport on Riviera**

**Ed/Meghan**

**Approved**

Guidelines for Architectural Control Committee-future discussion

Discussed tree-trimming situation. Consider to allow pay-outs of fines.

Rick absent. Deferred until he is present,

Dues rising? Will defer.

Mail pickup-bill and Ed will continue the pickup and distribution

Legal representative-Tom Huff (president will be legal liason).

Treasurer Bill Burkhardt will take over web changes

**MOTION: To adjourn Executive Session**

**Tony/Bill**