

CANDLELIGHT HILLS CIVIC ASSOCIATION
Board of Directors Meeting Minutes
6:30pm September 27th, 2022—Clubhouse

GENERAL MEETING (open to members)

- Call to Order
 - Meeting called to order at 6:35 pm
- Verification of Quorum
 - 3 board members present at meeting
- Announce Board change – Resignation of Courtney Reid /Appointment
 - Daniel Lantis was nominated by board and board approve his appointment.
- Roll Call of Board Members
 - Tina Vasquez - Present
 - Patricia Boyd - Present
 - William Cummins - Present
 - Scott Wittmer – Absent
 - Daniel Lantis - Present
- Approve Minutes for Prior Meeting
 - Minutes from last meeting was approved by the board
- Approve Financial Report
 - Tina wants to sit with Susan again to discuss current balance sheet.

RESIDENTS QUESTIONS/CONCERNS (Limited time of 2 minutes per resident)

- Resident's time to raise concerns

BOARD ACTIONS SINCE LAST MEETING:

- Update Clubhouse Rental and Rules & update ARC form

UNFINISHED BUSINESS ITEMS FROM PREVIOUS MEETINGS

- Review and vote on 2023 Proposed Budget
 - Budget for 2023 was approved by board and carried
- Review and vote on adding 2024 HOA dues increase as a ballot item November
 - Board made motion to raise 2024 assessments and put it on the ballot at the 2022 annual meeting. Motion was 2nd and approved by board
- Review and vote on short-term rentals (Air BNB)
 - Board wants to setup resolution to have no rentals less than 8 months
- Review and vote to create a fine/fee schedule – pending O'Neil's template
 - Check with O'Neal on this one.
- Trash Contract: vote to put on annual meeting to continue or individualize; switch
 - Board will keep Texas Pride for now and maybe vote on it at the annual meeting on other options
- Amenities:
 - Pool & wading pool – requested a re-bid from Hancock Pools for re-grout & deck
 - Deck – same as above
 - Fence- needs repair and lowered to state requirements – Have bid already
 - Tennis courts – discuss timeline to do both and add lighting and Pickle Ball
 - Parking lot- needs to get bids later; decide to make smaller depending on \$ - want to put on ballot
 - Basketball – need to move alongside parking lot and add lights; bid as above
- Annual meeting
 - Annual Meeting has been scheduled for November 12th @ 2:00 pm
 - Agenda items from above and 1 seat available
- Drinking fountain – board waiting on a part for fountain.
- Water diversion ditch – Still need a better solution since last solution didn't work
- HOA free spaces needing grass/plants – Leave alone for now
- Future activities- Movie night is on the 22nd of October

NEW BUSINESS ITEMS

- Violations – discuss violations as a whole.
- Digital newsletter – all in favor of layout
- Movie night volunteers needed
- Breakfast with Santa volunteers needed