**CANYON LAKE FOREST POA MEETING MINUTES – September 18, 2024**

**Board Members in Attendance**- President Monica Orms, VP- Alva Franco, Pool Director Debbie Hardy, Clubhouse Mary Perroni, Secretary Pam Rabke. Treasurer absent. (Quorum established).

**Members Attending**: 16 signed in (not including Board members). Meeting was called to order by President at 7:01pm.

**August 15, 2024 Meeting Minutes** presented for review, no corrections noted. Secretary moved to approve as presented, second by President. Minutes approved.

**OFFICER/DIRECTOR/COMMITTEE CHAIR REPORTS:**

**POOL:**  No updates

**Architectural Control Committee:** G. Hines presented the following, and the ACC recommends approval of:

1. New carport addition at 2654 Grandview. No variances and $50 building permit paid. Recommend approval.
2. New build at 1295 Grandview. Plans submitted and septic approval received. Recommend approval subject to verification of payment of building permit to POA.
3. New build at 444 Lake Forest. Plans submitted. Recommend approval subject to receipt of septic approval and verification of POA building permit funds received.

The Board concurs with ACC recommendation, subject to required septic approvals and POA monies received.

**TREASURER:** Monica reviewed the highlights of financial reports and aged accounts. Total income was noted to be higher due to increase in dues. Miscellaneous expenses and repairs/maintenance are higher, but most of this will be reflected as capital improvements in the future. Total cash is $121,542.78 and Accounts Receivable are $39,699.50.

**CLUBHOUSE REPORT**: Mary reported that the clubhouse will be rented this weekend.

**NEW BUSINESS:**

1. Pool: Debbie asked whether the current pool cleaner will finish out the calendar year and that was confirmed. She also requested that a Paypal option(widget) be added on the CLFPOA.com website for “lost pool cards” to make it easier for owners to pay the $25 fee. Finally, the Board confirmed that the last day for 2024 pool season will be Oct.1.
2. A POA homeowner has requested to purchase a strip of land between his property and the POA private drive to allow for entry to his carport. The President read Article IX from the Articles of Incorporation of CLFPOA, dated 1/8/82. This Article IX makes it clear that the Board does not have the authority to sell/exchange/lease any property of the POA. The President presented 2020 correspondence from a POA attorney that confirmed an amendment to the Articles of Incorporation would be necessary to allow this to proceed. No vote was put forward, but a discussion was had by all attendees, including Board members, at this meeting. The general consensus was that this was not something those present would want the Board to be authorized to do. The homeowner withdrew his request.

**OLD BUSINESS:**

FALL CLEANUP: The workday is set for November 2nd. The President has arranged for a Dumpster to be provided that weekend.

NATIONAL NIGHT OUT -This event will be Tuesday, Oct 1st from 6:00 to 8:00. The POA will provide water and ice, and attendees are asked to bring a potluck dish or meat to barbeque on POA grills. Attendees will receive a raffle ticket for two $50 gift cards. There will also be a golf cart decoration contest and all participants will receive an extra raffle ticket.

FENCE PROJECT UPDATE: Since the limestone blocks approved at the meeting were above the budgeted amount, the President researched the costs for installing wood post/metal wiring fencing. At $5-6000, it is also above the amount budgeted for the project. The President has approached various homeowners with excess large boulders on their properties and has received donations of rocks. The POA will need to transport rocks to the area below the clubhouse. The cost for this should be within the amount budgeted at the annual meeting, and the President believes this is the best solution.

**MEMBER FORUM:** Possible increases in water rates were discussed.

**ADJOURNED:** There being no further business, the meeting was adjourned at 8:03pm.