

CSRPOA Monthly Board Meeting January 14, 2025

CSRPOA Clubhouse 691 Canyon Springs Drive, Canyon Lake, Texas 78133

Call to Order The meeting was called to order at 7:06pm by Anthony Timmermayer in the absence of President Debbie Freisenhahn. A quorum was present. The pledges were given to the U.S. and Texas flags. Due to the heating in the Clubhouse not working it was very cold necessitating getting down to business in short order. The previous meeting minutes from the November meeting were read by the Secretary as there was no meeting in December. The motion to approve the minutes was given by Ken Parnell with 2nd by Dennis Davis. The vote to approve was unanimous. Bill Tuzin gave the Treasurer's report that the ending balance in December was \$10,463.32 with deposits of \$1,273 and disbursements of \$2,990.33 leaving a beginning balance to start the month of January 2025 of \$8,826.99. A motion to accept the Treasurer's report as read was offered by Dennis Davis with 2nd from Ryan Jenkins. The vote to approve was unanimous.

Mr. Timmermayer asked Treasurer Bill Tuzin to take over the meeting to discuss budget issues to be considered. He made mention that in the previous year 2024, we had an "elective assessment" which left us a result of approximately \$27,000. He said that without any other assessments that it looked like the starting point for estimated expenses would be around \$53,000 with a deficit of \$15,000. He discussed that the previous year's budget had included a number of what were hopefully "one-time" expenses which he listed as purchasing security cameras, roof repairs, chimney repairs, the playground swing set equipment, the key fob system and replacing a crawler for the pool. These expenses totaled \$27,000 and were not in the projected total for budgeted expenses for the new budget. This resulted in a near zero-balanced budget and he reminded that there were legal fees which were on the horizon of \$15,000. He then asked for any questions. Board member Diana Rhodes had a concern that while it was good to be effectively "zeroed out" there never seem to be any extra money left over for a buffer. Mr. Tuzin offered that yes there was no buffer but that we were also looking at starting the budget making process \$15,000 behind at the start of the budget making process. Mr. Timmermayer interjected that this was the reasoning behind asking for a "Special Assessment" in this year in anticipation of other potential expenses that possibly could arise during the coming year. As the Clubhouse was quite cold, he mentioned that the heat strip in the new heating system was drawing too many amps and kept throwing the breaker and that while it was under warranty that was one kind example of things that might happen which we would need to possibly anticipate that might need attention.

Diana Rhodes inquired as to when we were going to send out statements to the community and the discussion began about items that would be involved in a special assessment. Anthony brought up that the group renting our Clubhouse had tradesmen who might be about to take care of further repairs needed on the chimney and other items that need attention. Bill Tuzin brought up a "short list" of items to be considered. These items included sweeping the chimney, a pool sweeper motor to replace a broken one which costs around \$400, a pool house plumbing, cleaning and repair of 31 easements mentioning that we haven't had real rain for four years. Anthony mentioned the challenge and costs of getting equipment and dumpsters down those as

well as the manpower needed. Bill said it would be good to get an estimate so that we could get rid of stuff as needed. Anthony suggested a plan to put dumpsters at the end of each and allow 30 days for items to be put in them so they could then be hauled off. Bill then added the carryovers from the previous year—the tennis courts, replacing the posts that had been removed, replacing grills and rock on the firepits and picnic tables. Dennis Davis had looked into that and said costs ranged anywhere from \$139 to \$1200. Bill said another item to consider was hiring an arborist to trim the trees. Ken Parnell offered to cut them if Sammy would haul the trimmings off. Sammy was in the audience and offered to do it but he would need to give an invoice because the POA would not allow him to do it for free. Bill then asked for members of the Board to take on the task of gathering estimates for different areas of the budget. Bill talked about the need for a replacement to the software for maintain accounts and billing and that the current system of Quick books was going to the cloud and would cost a whopping \$2,538 *per year* which is more than we pay our lawyer! The Secretary said that since we are a non-profit we ought to get a cheaper rate for something like this. Bill replied that that after talking with them we could pay it out at \$141 per month for the first year, and then it would *double*. He had looked into another package with a different vendor that was \$750. Anthony wondered if the same details needed could be done with Microsoft Excel. In response Bill replied that there is a tremendous amount of data that needs to be taken care of in defined fields— like building a database to keep up with property records which quick books allowed for user-defined fields so that we could keep up with legal descriptions and who owned what lots as there are those who own multiple lots, histories with interactions with people, and changing owners of properties over the years as the lots change hands which is a very valuable thing to have but the new software would have to be loaded with all of that information from scratch to be of greatest use. The new software does not have the same data fields and modifiers we currently have with Quick books and it does not have the same ability to customize it. Because Bill is going to be very busy, this is the reason Bill was asking for the Board members to help get information.

Anthony offered to do the pool robot motor and first needed to get the serial number off of it. He also offered to contact landscaping companies to get estimates on clearing easements and doing arbor kinds of stuff. He asked Diana and Ryan Jenkins to look into the fireplace/chimney situation contacting someone with the Church group about that since one of the members of their congregation was a mason. Ken asked if we needed a chimney sweep or a mason, and Anthony said we needed a mason because there were cracks on either side of the inside of the chimney. Daryl Friesenhahn was in the audience and said that the Mason lived across the street from him and Anthony asked if he could make sure he got in touch with someone on the Board since the last time the chimney was worked on all that was done was to scrape out and regrout the outside of the chimney. A moment of levity happened with someone suggested using flex seal on it to which Daryl said he could use some pooky on it. Pat Daniel offered to get a bid on repairing or replacing the tennis court. Ken Parnell said he seemed to remember someone in the subdivision who did asphalt work or worked for Luke's Asphalt. As for the replacing of the poles, Bill mentioned getting prices on paint primer at Home Depot. Dennis Davis was tasked with getting current prices on picnic tables to which Anthony said if we got those with 6 inches of concrete "we wouldn't have to chain them to a tree" which brought out a hearty laugh of everyone

present. Anthony mentioned that if the Mason could also look into what it might cost to repair or replace the rock in those fire pits it would be helpful. Diana commented that these items were still needed before we could send out statements and Anthony agreed that before we could send out an appeal for a Special Assessment that these things were needed. The \$15,000 dollars for the attorney fees and settlement was also needing to be added in to determine the amount of the Special Assessment. Anthony asked for a ballpark estimate of what it might be to which Bill replied approximately \$100 per lot of which there were 587 to calculate that amount with \$93 dollars being the 2024 amount of the Elective Assessment.

Anthony mentioned that he and Cy Jenkins had gotten in touch with Clint Brown in Austin earlier to review our dedicatorial instruments with some documents which desperately need to be brought up to code because they are so old and offered to look them over if we would send those to him via email or brought them in he could make us a proposal to put that together for us. He said he would give us a "heads up" before he charged us. Bill further amended the guestimate of \$100 down to perhaps \$85 per property if we got 100% participation. Last year the participation rate was around 60%. Participation in regular assessments is around 30%. Anthony mentioned a previous POA Treasurer who sent letter to the delinquent community members threatening to put liens on their property which got a timely response. Bill mentioned the effectiveness of sending out statements to bringing in money mentioning that the worst offender's situation is tied up in an estate which was quite a mess. Cy said it was much worse than a mess. Bill said this estate is based out of Bangkok, Thailand and is tied up in court where they tried to sell it but it did not go through. Cy said they might have money, but that Bill said it was just a LOT. Anthony mentioned that the POA can put a lien on the lot, to which Ryan agreed and Bill said he would create delinquency report of the lot so that Cy could be able to seek a resolution of this situation for us. Anthony asked if there were any other questions before we moved on to which Pat Daniel asked if there has ever been a plan to have any sort of reserve for unexpected expenses that might arise. Anthony responded that it was difficult to have any sort of reserve due to the expenses the POA has and the challenges of getting all that needs to be pulled in and as a result the Association has often operated in the red, and Bill added "or close to it". The biggest reason is that since the annual dues are so low and that it is so difficult to change that since it would take a vote of 67% to change that since it is and has been set in the Deed Restrictions at \$18 and about 30% DO NOT* pay that amount regardless or any Elective or Special Assessment. He said it takes 67% of the Community in good standing for that vote to take effect and there are around 33% of the members who are in arrears and not in good standing. Ken said that he has actually been told by several that even at \$18 some "can't afford it". Anthony added that there are very many who own property in the POA who live outside of the POA with quite a few even in other States. Anthony again called for any other questions or comments and Diana thanked him for his thorough and detailed work in his presentation to the Board.

Anthony passed along appreciation for those who have helped to maintain the pool in the for season, and especially Sammy for his contributions. He added praise for James Richards, the LeMasters, and Ryan Jenkins for their help and especially to Bill Tuzin. President Debbie asked for discussion of a Polar Plunge event, but since the pool is closed for the season and the weather being so cold and for the potential of being sued for liability and potential lack of participation

the sense of the Board was not favorable. The fact that the pool was not able to be used at the present time, and the fact that we have not received any bid estimates from anyone yet, especially for Logan Treat's friend 'Hefe' to do the work to make it safe, and the fact that the pool cover has not been placed were all topics of discussion. The idea died for lack of a motion being made. Anthony made mentioned of an open seat on the Board still being unfilled. Anthony suggested that we come up with a "mowing day" on a future date, and called for a motion to close the meeting. He said the next Monthly meeting would be at 7:00pm on February 11th. Diana Rhodes made the motion to adjourn, with 2nd by Ryan Jenkins with a unanimous vote. The meeting was closed at 7:50pm.

Meeting notes compiled by Secretary Pat Daniel

*corrected as amended at 2/11/2025 Board meeting