



Board Business Meeting Minutes – 13 February 2024

Call To Order

Anthony Timmermeyer called meeting to order at 7:02 PM

Roll Call of Officers

Anthony Timmermeyer, Dennis Davis, Bill Tuzin, Eric Teutsch, Diana Rhodes, Lori Smith, Debbie Friesenhahn & Ken Parnell were present. Not present was Bill Bradford. Cy was also present.

Announcements

Laurie Bowerman resigned from the Board. Assignments have been changed. Elected as Secretary is Ken Parnell. Elected as Treasurer is Bill Tuzin. Elected for events & clubhouse coordinator is Eric Teutsch. Debbie Friesenhahn was voted onto the Board.

Read previous business meeting minutes

Secretary / Bill Tuzin

Minutes for the January meeting were not available to be read into the record.

October business meeting minutes were read into the record by Bill Tuzin

Motion to accept minutes as read made by Dennis Davis. 2nd by Lora Smith. Vote approved.

Treasurer Report

Treasurer / Bill Tuzin is the new Treasurer

- Beginning Balance 10,027.45
- Deposits 834.00
- Expenditures 542.04
- Ending Balance 10,319.41

Motion to accept treasurer's update made by Dennis Davis, 2nd by Lora Smith. Vote approved.

Old Business

- Bill Tuzin reported in 2023 the POA took in \$41,000 and spent \$65,000, a difference of \$24,635. Almost \$22,745 of that were spent on unplanned expenses. We had to repair the pool, repair a water leak, fence had to be repaired, the clubhouse AC unit was replaced, and unplanned legal fees. The purpose of the CSRPOA corporation shall be as the custodian and protector of the community of Canyon Springs Resort to receive and maintain funds for the administration of the corporation and upkeep and maintenance of the community facilities and other purposes of the corporation. In 2022 we spent \$11,000 to replace windows and improve the HVAC. That was done without a special assessment. A lot more things need to be done. Suggest a special assessment for past expenditures and planned expenditures.
- Past expenditures in 2023 included:
 - Pool filter & pump replacement - \$7745
 - Clubhouse AC unit replacement and water leak repair - \$6800
 - Legal fees - \$1500
- Future maintenance needs to be funded:
 - Clubhouse chimney is leaking and needs masonry repair - \$2000 estimated
 - Heat strip for new HVAC - spent \$138

OVER



- Main disconnect failed to reset after install of heating element and was replaced for about \$200 in parts
- Need to replace 2nd HVAC unit that uses banned freon - \$7000
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- Roof repair and removal of roof vent – quote \$1170.35
- Tennis court resurfacing - \$16000 estimated
- Primer paint for fence posts \$100 quote
- -As custodian and protector of the community, the Board approved a special assessment totaling \$54,000 to recover last year's expenses and to repair the leaking clubhouse chimney, add a heating element, replace the other clubhouse HVAC unit, repair the tennis courts, replace the posts in the park, and to remove the roof vent and repair the leaking roof.
- -Your share of this expense is \$93. Projects will be pursued as funding is provided.
- The past and future expenses totals \$54,026 and there are 582 active POA members resulting in a special assessment of \$93 per property owner
- Invoicing will be added to regular assessment..
- Motion mand by Ken Parnell. Dennis Davis 2nd. Vote approved

New Business

- Architectural Review – nothing for the Board at this time
- Community garage sale to be scheduled for March or April. Date to be firmed up.
- Next meeting March 13, 2024

Motion to Adjourn

- Motion made by Dennis Davis. 2nd by Eric Teutsch. Vote approved. Meeting adjourned at 7:40PM