

CSRPOA Monthly Board Meeting April 8, 2025

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

Call to Order was at 7:01pm. President Debbie Friesenhahn introduced the Members of the Board to the large standing room only audience assembled. With the exception of Bill Tuzin, all board members were present with Cy Jenkins also present. The Pledges of Allegiance were given to the U.S. and Texas flags and a reminder of the Ground Rules of the meeting were announced.

The Secretary read the Minutes from the previous meeting. A motion to approve the minutes was made by Dennis Davis with second by Ken Parnell. The vote to approve was unanimous. The Secretary then read the Treasurer's Report. The beginning balance was \$7,456.79 with 34 deposits of \$16,250.47 with a total of 12 checks and/or debits being \$2,998.07 leaving an ending balance for the month of March of \$20,709.19 remaining. A motion to approve the Treasurer's report was offered by Anthony Timmermayer with second by Dennis Davis. The vote to approve the report was unanimous.

President Friesenhahn introduced Laurie Bowerman who will be heading up the Nominations for Officers of next year's Board of Directors and encouraged those in attendance to consider serving as a member of the Board and to see her if interested. The elections will be held at the Annual Meeting on Saturday May 17, 2025 with the next monthly meeting being on Tuesday, May 13th.

The meeting then turned to the rationale in describing and determining the items and costs of the requested extra assessment. Anthony Timmermayer described the process of asking members of the board to come up with ideas and areas of concern about liability. This included the condition and maintenance of drainage and utility easements. County Commissioner Doug Leacock was contacted since the water drained goes into Canyon Lake and in having input from the County road department. One area of concern is dead overgrowth, dead branches and draught conditions creating an extreme risk of fire danger. Needed repairs and maintenance of the Clubhouse itself needs attention with leaking roofs, chimney repair, and safety issues as well as repair of tennis courts and around the pool skirt. In general it reduces potential liabilities concerning the Clubhouse and park grounds. He detailed the collection of bids about these specific concerns and ranges of bid amounts. A concrete walkway from the parking lot to the Clubhouse had five bids as well as making a permanent ramp to replace the one used for the Haunted House. Tree pruning and removal of underbrush debris was also mentioned. He mentioned bids for replacing the fence surrounding the pool and replacing the pool deck and skirting surrounding the pool. He brought up the need to replace some rotting wood in the eaves of the roof and in replacing doors on the Clubhouse as needed safety items. He mentioned that these proposed items are specifically mentioned on the POA website and outside on the Clubhouse bulletin board and said that anyone wanting to see the bids submitted thus far to come peruse them.

Debbie then began the discussion on the Chapter 11 filing to answer questions or clarify the situation, that it was a "reorganization". Cy asked to speak regarding the filing of the Court filing of the Chapter 11 and the need to reorganize, update and make our POA documents more effective and less confusing. Ryan Jenkins then added that the goal was also to get things back in shape as they were

intended to be all along but that being locked into \$18 per year prevents the POA from upgrading and maintaining what we have. He also mentioned that if everyone did pay the \$18 it would only bring in about \$10,600 and our insurance alone is over \$13,000.

Debbie mentioned that she has been getting texts and is hearing from people asking when the pool which is a popular amenity will be opening for the season and said that cracks in the deck is making it unsafe for people, that there still is a spot in the corner of the pool that needs to have black mold removed, and that estimates we are getting will also repair placing in the pool where it leaks since it is "a 60-year-old pool." She said she would pass along the time the pool will be open when she finds out herself. She thanked and recognized several people for helping to keep the pool cleaned out in the current time. She then moved on the discussion of the assessment.

She reminded everyone of the Annual Meeting on May 17th at 7:00pm for general discussion of the assessment and invited everyone to attend. She started off by stating that many have spoken to her in agreement realizing that \$18 annual assessment is not adequate and some others told her that friends of theirs pay far more in assessments on a *monthly* basis! We can all agree that it is asking a lot of money and times are tough for many. She reminded about the Community Garage Sale the weekend of April 11th and 12th from 8-2pm at various residences in our POA.

Debbie then recognized Dwayne Nelson who had given the required 10-day notice to be included on the meeting Agenda to speak for five minutes before taking general questions. His first statement was that there is NO requirement for a swimming pool in the deed restrictions and articles from the assignment from United Land Company, and then restated his contention that "there was no requirement to have a pool." He continued that the real reason he wanted to speak was to bring to the Board his "real purpose" of his conversation is for the Board to consider these issues: *before the Board obligates any of the funding to the Association, delay the work and contracts if any, until the Court grants approval of the reorganization. Should the Court reject reorganization plan, then the money has not been spent and a \$40,000 loss projected at year end would not occur. Additionally, should the membership reject the revised deed restrictions including an increase in the annual assessment and authorized special assessments, etc. then the money spent would be wasteful should the Board and or membership decide to discontinue the Association. I would also recommend to the Board (and this is strictly to the Board) that the use of prepaid funds and prepaid accounts of each individual that has a prepaid account that it should not have been be used to pay for special assessment to reconsider that and then rebill us. Finally, since the membership will be voting on reorganization, include a vote question to discontinue the POA.*

Debbie then went on to take questions from the audience. A member of the audience had a question that if they were unable to attend the meeting on April 25th if a proxy application for voting would be sent out with the letter calling for the vote on the assessment. Answer: Yes. Another member asked if this meeting was also for Board elections, and Debbie clarified that this was not and was a separate election, and that the Annual Meeting was on May 17th. Another question was why were we doing this special assessment at this time, and Debbie answered that we were told by the Chapter 11 lawyer that

we needed to do this “at this time.” Another comment from the audience was that the population size of the County had something to do with whether or not we could vote to have a special assessment. President Friesenhahn replied that we welcomed input at the April 25th meeting so the members concerns could be heard. A pertinent question from a member in the audience concerned that if someone own multiple properties that it would be fairer for them to pay an assessment on EACH property rather than to instead only have to pay only ONE fee of \$18 as it is explained in our dedicatory documents. A comment from the audience was why there was not more volunteers offering to help and if the Board had made efforts to encourage people to help. Debbie answered that the attendance at monthly meeting was often very sparse but that she would very much appreciate having people to help organize and promote serving the POA. Pool parties open to the membership have often been poorly attended even when signage supplemented announcement on the POA website and on the CSRPOA Facebook page and the neighborhood app.

Another question from the audience concerning the assessment was whether or not it would be changing each year... Answer: one reason we were seeking reorganization was to make a workable standard that did not change so much from year to year to repair and then maintain things. Diana Rhodes then reminded everyone that the assessment was actually trimmed down from the potentially \$400,000 that could possibly have been needed down to \$192,000 before coming up with the amount of the special assessment and that the items chose were determined to increase safety and reduce risks and hazards with the membership in mind, and that once all this is completed, it will then make for smoother operation towards maintenance in the future. One member suggested possibly seeking grant money to help pay for some of the items needed. Another comment was that if we sought to be ADA compliant, we would be required to make all sorts of retroactive modifications to the Clubhouse. One person suggested going back through the list of items on the assessment list to pare it down even further. Another person suggested removing the chimney altogether. A question in regard to paying the assessment was raised on paying the assessment now or waiting to see how things turn out, and Debbie answered that at this time, waiting might be the best choice for him. Someone else wondered if the Board had actually considered some other option besides seeking Chapter 11 reorganization, and said “Who says we have to survive?” Dennis Davis answered by saying that “if due diligence had been followed from the 1960’s to the 2000’s we would not be in the position.” Another question from the audience was asked concerning how we send mail out to members and Anthony replied that we use the addresses listed in the CAD. Ryan Jenkins addressed the notion of dissolving the POA and informed the audience that to do that would require us to sell out to another like organization, and pointed out that it is possible that NONE of the existing directors are guaranteed to be re-elected, and new leadership take over and felt that if we were in fact absorbed, our dues people would be paying would then be raised since our fees are the lowest. Debbie brought up the idea that some who felt like they should not contribute to using the pool since the do not use it, still paid taxes for having emergency vehicles available even if they did not have to use them. She mentioned that there was a Church congregation using the Clubhouse on Sunday which brought in some revenue. Another comment came from the audience about setting a rate of \$99 for the annual assessment, but was reminded that things

are tied up in the Court until resolved. Diana Rhodes added that the Board did not take up any item that was not urgent. That for decades there were things that haven't been done, and haven't been done for *decades*. Ed Tennyson commented that ways to contact the Board were not posted on the POA website. Secretary Daniel welcomed the comments and ideas from the members of the community and encouraged their participation and reminded them to come the meeting on the 25th. Diana Rhodes told the audience that one of the reasons why they purchased in Canyon Springs Resort in the 1990's was the friendly, low-key atmosphere and for the amenities. A great suggestion was made from the audience to make sure that whatever work was contracted to be done was offered only to those qualified to do the work.

Adjournment. Ken Parnell made a motion to adjourn the meeting, with a second from Dennis Davis, The vote to approve closing the meeting was unanimous. The meeting was closed at 8:13pm

Minutes transcribed by Secretary Pat Daniel