CSRPOA Monthly Board Meeting July 8, 2025

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

Call to Order. The meeting was called to order by Debbie Friesenhahn at 7:05pm. A quorum was present. Cy Jenkins was present. Pledges of Allegiance were given to the U.S. and Texas flags. With respect to the unimaginable devastation caused by flash flooding of the Guadalupe river upon camps near it that happened over the Independence Day weekend, Debbie Friesenhahn offered a brief prayer and then a moment of silence was observed in memory of the innocent persons many of whom were children who lost their lives. The Secretary read the minutes from the June monthly meeting. A motion to approve the minutes with one date correction was made by Dennis Davis with 2nd by Ken Parnell. The vote to approve the minutes was unanimous. Treasurer Bill Tuzin gave the treasurer's report stating that the beginning balance was $51,784.28 with Deposits of $3,549.57 with expenditures of $11,307.42 which left a remaining balance of $44,026.43 at the end of June 2025. The motion to approve the Treasurer's report was offered by Anthony Timmermeyer with 2nd by Dennis Davis. The vote to approve the minutes was unanimous. Bill further reported that he would be sending notice to the members of the Association by either a letter or email rescinding the charge for the Special Assessment that did not receive approval. Those who did pay the Special Assessment or towards the amount of the assessment would be given the option as to what to do with extra funds in their account if any pending more information and direction from the Chapter 11 reorganization Court Judge.

Cy Jenkins then discussed the situation regarding the status of the Chapter 11 reorganization. He commented that at a recent hearing he met the Judge overseeing the case in person and said it was going to continue for at least another 30 days, and that the next hearing with the Judge would be on August 6th. Ryan Jenkins then added that there were other POAs in Canyon Lake who are having similar difficulties to our Association. Audience member Ernie Lee made the rational suggestion that our documents include a provision regarding any future increases in assessments to take into account the Consumer Price Index to prevent wide variances in assessment rates, which was a sensible and very well received suggestion. Another member in the audience mentioned the importance of making better efforts so that important information related to what is going on could be better communicated out to the community so that accurate information was given to inform the members in a timely matter ahead of time and not just for those who are able to attend meetings to hear it. Some ideas suggested about having a marquee with interchangeable letters that could be placed at the entrance to our POA and Bill answered that there were 6 possible entrances to our POA so some might miss it if they didn't pass by the entrance near Maven's. Marcel Klaftenegger was recognized and said he had a concern about so many of our member's mailing addresses being bad and mail being returned back to the POA as undeliverable. Bill agreed that this has been a difficult problem for quite some time, and that presently approximately half of the members get notifications by mail and the other half by email which is much more cost effective saving 78 cents that it takes to send snail mail. Debbie called for help from those in the audience to assist us in keeping our contact information up to date by passing along any updates to please contact Bill Tuzin. Another member of the audience mentioned the possibility having a certain amount sent to the POA contributing to maintenance fees each month. Anthony mentioned that if sending in a check it could be "designated" towards certain needed projects.

Debbie gave an update on the pool where the pool pump had failed and needed replacing. Debbie had offered to pay the cost of replacement since the one that failed had been previously replaced on a warranty claim and that the replacement that failed was out of the warranty period. She said her husband was able to purchase it with his professional discount at cost and she received it for her birthday! She suggested that anyone who did designate giving money towards the pool cost NOT to make designations to her husband Daryl! She gave thanks and credit to Jason Benham and her husband who installed it and had dropped in some chemicals to break down the build up of algae that had occurred during the time the pump was out of service. She then called for any announcements and Dennis Davis brought up a Catfish fry for the benefit of Veterans that would take place on Saturday July 26th for $10 a plate, but that in consideration of those in need from the devastating floods that the proceeds would be donated to relief efforts there. Cy Jenkins brought up an action he was involved in to place a lien on a lot owned by a person who had passed away several years ago to claim close to $1100 owed to the POA once that the County tax lien had been satisfied. Bill stated that this account was the largest single amount of overdue money owed to the POA and that the land will be sold by the County on November 8th. Ryan then mentioned a petition on the table near the entrance for interested person to sign showing their support in regard to the Chapter 11 reorganization effort. He also mentioned an online petition on change.org and reminded the members that it costs nothing to show their support and that any donations made on the website support the website and does not go to anyone connected to the POA. A question came from the back of the room as to why we were involved in the Chapter 11 reorganization and Debbie explained that with only $18 per year from each property owner, it was still way behind what was needed to maintain our yearly operating expenses and that the $18 amount was created in the early 1960's as the reason why and that there really was no other alternative available. Anthony interjected that just our insurance cost alone is now almost $14,000 when at one time recently it was only about four to five thousand dollars. If each property owner paid the $18 it would still only generate about $10,600 and that a large number of the property owners do not even pay that. The reorganization also covers the necessary updating the our dedicatory instruments governing the POA up to current requirements as part of the overall Plan to reorganize. Pat Daniel suggested a great way to keep up with information as to what is going on with the POA is to go to the POA website canyonspringsresortpoa.com and find the menu tab INFO/DOCs to see and review the meeting minutes posted there to catch up. Once the meeting minutes are voted approved each month, they are sent to Bill Tuzin for inclusion on that webpage and they can be followed month by month. He said several members had read those after missing several meetings and said this was very helpful to them. Bill added that there is information about the Chapter 11 under the same menu tab and other information can be found on the website.

A member of the audience named Peter said that he sees a lot of faces, but that he is new and wondered who the people sitting at the head table were and what they did. Each member then introduced themselves. He offered to help where needed and that he would like to help creating a marquee sign and that he had experience with things like this. Debbie reminded those in the audience about the upcoming election of Directors which will take place on August 8th and that hand delivered ballots should be given to Alicia Lemasters the nominating chair. Pat added that returning it to the box near the entrance to the Clubhouse was not an option as it had to come to the official POA mailbox address and that ample time for it to pass through the mail system should be taken into consideration. Debbie then reminded those attending that the next regular meeting would take place on Tuesday, August 12th at 7:00pm

Adjournment. Debbie asked for a motion to adjourn which was made by Anthony Timmermeyer with 2nd by Dennis Davis. The vote to approve was unanimous. The meeting was closed at 8:03pm.

Meeting notes transcribed and compiled by Pat Daniel.