

CANYON LAKE ACRES CIVIC CLUB
BOARD MEETING OF AUGUST 4, 2025

The meeting was called to order by David Griffin, President, at 6:07pm. Officers in attendance were David Griffin, Roxanna Deane, Sandra Johnson, Abbey McMurrey, and Anthony Groseclose. Property owners and former Board officers present were Denny Hubbell and Boyd Baxter, and property owner Savannah Kenaley. David thanked all for attending.

MINUTES – Sandra reviewed the July minutes, and with no corrections, minutes were approved as read.

TREASURER’S REPORT – Roxanna provided copies of the report to attendees. She went over current expenses and income from dues with an ending balance of \$13,565.22. Report was approved as read. In addition, she discussed when she mails out the annual notice in January each year. She recently mailed out 97 second notices for past due maintenance dues. Discussion ensued regarding adding “interest fees” on past due accounts.

VICE-PRESIDENT POOL AND PARK – Anthony reported he will buy bug spray as needed for concrete walk way around pool.

Pool Duty for balance of season:

Aug 10-16	Roxanna
Aug 17-23	Abbey
Aug 24-30	David
Aug 31-Sept 6	Todd
Sept 7-13	Sandra
Sept 14-20	Anthony
Sept 21- 27	Roxanna
Sept 28-30	David

VICE-PRESIDENT NEW BUILDING – Todd will be reviewing new permits per David.

PROPERTY OWNER’S CONCERNS – David advised he talked with a property owner on Research who was using a generator to a camper. He advised the individual that the deed restrictions permit building on lots but not camping on lots in the subdivision. Other discussion included the placing of manufactured/mobile homes on lots over the years, and the difficulty to currently say no when the manufactured homes can be seen throughout the subdivision. Other concerns were vehicles being parked in the County right-of-way, which is not part of the property owner’s survey. Another concern was debris runoff from the new construction on Canyon Circle onto a neighboring lot. The construction crew was rude to the concerned property owner being affected. David will talk with the owner of the new construction. Another concern was made as to who owns the vacant lot on the

corner of Roadrunner Lane and FM306. Roxanna will verify ownership. It is currently being used to pile junk. Lastly, discussion ensued how nice CLA I & II looks overall, and over the past 10+/- years, a large number of new homes have been built.

OTHER BUSINESS – Sandra showed a 3/pk of signs with stakes from Office Depot that may be used for periodic signs, such as annual meeting or holiday yard contest. Cost: \$41.67 including tax. Stencils or freehand lettering can be used to complete the signs. Anthony will look into stakes he may be able to get free for the signs.

ADJOURNMENT – There being no further business, David adjourned the meeting at 6:46pm.

SUBMITTED BY: Sandra Johnson, Secretary