

**CANYON LAKE ACRES CIVIC CLUB
MINUTES OF MARCH 3, 2025**

The meeting was called to order by David Griffin, President. In attendance were board members: Sandra Johnson, Roxanna Deane, David Griffin, and Anthony Groseclose. Craig Parra, property owner was also in attendance.

MINUTES: The February 3 Board meeting minutes were approved as distributed.

TREASURER'S REPORT: The February 2025 report was presented with a balance of \$14,645.26 in the bank.

POOL & PARK MAINTENANCE: Anthony contacted Aquatech for projection of pool costs. The company was not comfortable estimating future costs.

NEW BUILDING ACTIVITY: David has talked to the property owners of Lots 468 & 470 on Lonesome, and is waiting for approved septic plans for both. The owner of 680 Canyon Circle has cleared the land, which he purchased in late 2024. We want him to know he should get his site plans approved by the Board before construction. David advised Maria is to write letter to property owner about our website with a link to CLA subdivision's new home construction requirements. In the future, Roxanna will send a letter to all new property owners with link to our website.

PROPERTY OWNER CONCERNS: David will get with property owner using their property/yard area for storage of non-residential items in yard. Storage has been ongoing for numerous years.

COMMITTEE MEETING: David reviewed purpose of committee formed to study and arrive at documentation to support an increase to annual dues assessment to cover increasing expenses of the HOA, as well as a reserve for pool/park repairs or new equipment. The proposal would be over a three year period from the current annual assessment of \$30.00 to \$100.00, as follows:

Year 1: \$30.00 to \$50.00

Year 2: \$50.00 to \$75.00

Year 3: \$75.00 to \$100.00

Anthony reported on information he had obtained from other Canyon Lake subdivisions, and is waiting on responses via email from other associations regarding current dues. He will ask our pool company, Aquatech, if they know of other subdivisions he can ask about their amenities and dues paid.

The proposal will appear in the Annual Newsletter, and will be discussed at the Annual Meeting in June. In addition to a review of operations-repairs-replacement increases, and information on what other subdivisions are doing, emphasis will also include the benefit to all Canyon Lake Acres property owners to have the Pool & Parks area. This discussion would be followed by a mail-out of ballots to all property owners for voting on the proposal.

ANNUAL NEWSLETTER: Roxanna will mail out by April 14, 2025

Sandra will submit an article for the Newsletter on a community "Holiday Yard of the Month" event in the last quarter of the year.

ANNUAL MEETING: The Board set the date of June 14, 2025 for the CLACC Annual Meeting at 10AM at the Pavilion.

ADJOURNMENT: David adjourned the meeting at 6:45pm.
Sandra Johnson, Secretary