

CANYON LAKE ACRES CIVIC CLUB

BOARD MEETING MINUTES

JANUARY 13, 2025

The meeting was called to order at 6:10pm by David Griffin, President. Present were Roxanna Deane, Sandra Johnson, and Maria Parsons.

Minutes - from the December 2, 2024 meeting were reviewed by Sandra Johnson, Secretary. One correction made from boxcars to box trucks. Corrected minutes were approved for record.

The Treasurer's Report - for period ending December 31, 2024 was reviewed by Roxanna Deane, Treasurer, with an ending balance of \$12,892.48. She also handed out the 2025 Proposed Budget which are attached to these minutes for record. A review of the proposed budget and budgeted expenses for 2025 reflect a deficit of <-2,145.00>. This deficit can be absorbed by the money we already have but clearly this is not sustainable. Roxanna Deane made a motion to accept proposed budget, seconded by Sandra Johnson. Motion passed.

Discussion led by David Griffin regarding how to increase our revenue to cover increasing operating expenses ensued. The possibility of proposing an increase of the property owner's annual dues was considered.

Griffin recommended tasking a committee to develop a proposal to amend the deed restrictions to raise the dues of \$30 to cover the rising costs of pool maintenance, insurance, postage, etc. The committee will look at increased costs as well as potential capital costs for pool and pavilion repairs. We would discuss this with members at the annual meeting. Texas law requires that changes to deed restrictions require approval of 2/3 of all property owners. This would mean approximately 166 property owners would need to approve.

Roxanna Deane will prepare a financial summary for review at next meeting.

Pool and Park Maintenance – Anthony Groseclose not present to discuss.

New Building Activity – Maria Parsons and David Griffin discussed a manufactured home being set on lots on Lonesome.

Property Owner Concerns – none presented at this meeting

Next regular Board meeting - will be February 3, 2025, 6pm, at President's home due to weather.

Meeting adjourned at 7:15pm.

Sandra Johnson, Secretary

emailed 1/24/25