

CANYON LAKE ACRES CIVIC CLUB

ANNUAL MEETING AT GAZEBO

June 14, 2025

MINUTES

The Annual Meeting was called to order at 10:08AM by President, David Griffin. He also welcomed everyone in attendance, 11 property owners, and the 4 Board members. One property owner brought his parents as guests. Donuts and ice water were provided. He reviewed the current vacancies to be filled later in the meeting. He also cited the need for more money due to the ongoing increase in operating expenses.

MINUTES – Griffin advised the minutes from the Annual Meeting in 2024 were posted on our website: canyonlakeacrescivicclub.org.

TREASURER'S REPORT: Roxanna Deane, Treasurer, distributed the report for period 01/01/25-05/31/25. She also provided a Historical Comparison Report for 2022, 2023, 2024, and budget for 2025. Example of the mentioned increase in expenses by Griffin are insurance which doubled from 2022 to 2025. She explained we need a 2/3 vote of all property owners in order to raise the dues, currently \$30.00 per year. This amount was established in the 1960's, which we do not have the exact date. In the interim, the Civic Club is accepting donations to help cover expenses or unexpected repairs in the pool/park. As of May 31, 2025, the bank balance is \$16,293.62. The balance on May 31, 2024 was \$20,094.00.

POOL & PARK – Griffin advised that our pool maintenance company, Aquatech, installed equipment to regulate the water level in the pool. There may be times when the pool is closed to add additional chemicals. This happens when the pool has heavier than usual use. Anthony Groseclose, Vice-President of Pool/Parks will be replacing burnt out lights in the gazebo following the meeting. The gate code to the lower park is changed annually. Another property owner said the Civic Club property, the equestrian trail, and the Corp of Engineers boundaries are not clearly marked in the Lower Park. Griffin stated we have signs that will be put up.

NEW BUILDING REPORT – Griffin advised currently there are 4 properties under construction. In 2024, a total of 20 property transfers occurred, and a transfer fee of \$150.00 is collected by the title company for the Civic Club. Seven properties in 2025 to date have transferred. One property owner reminded the VP/Buildings to advise new owners to adhere to all County rules/permits, such as the pip row permit, septic permit, no rocks/boulders in right-of-way.

PRESIDENT'S THOUGHTS: Griffin discussed Board positions are voluntary, and other property owners who want to help can do so. Example: Boyd Baxter was recognized for voluntarily repairing the roof on the shower house, and replacing toilets/sinks in restrooms. Another property owner mows the park around the pool. The Board rotates closing the pool and

restrooms in the evening which helps defray labor expense. We do pay for the pool to be opened in the mornings. All volunteer work is welcome.

HOLIDAY DECORATIONS PLANS: Sandra Johnson advised the Board had agreed to host a property owners holiday decorating contest. Properties will need to have decorations displayed in the front yard by December 5, 2025 to be considered. The yard selected will receive a recognition sign in the front yard from December 20-January 5, 2026. One property owner suggested putting reminder signs at our road entrances before the event since it is 6 months away.

ELECTION OF BOARD MEMBERS: Griffin reviewed the Board duties, including attending the monthly Board meeting held at the Gazebo, 1st Monday of the month at 6pm. Board members are elected at the annual meeting. At the July Board Meeting, the Board will decide on the officers for the association. Current vacancies are Vice-President of Buildings, President, Member-at-Large. David Griffin, Todd Lanphere and Abby McMurrey volunteered to serve on the Board and were approved by acclamation.

OTHER BUSINESS:

Ways to raise money: Several attendees suggested events such as Ice cream Social, Hot Dog Sale, Halloween Party, increasing number of pool associates since some area HOA pools are closed, community yard sale, small neighborhood concert at the Gazebo. All event proceeds would go to the Civic Club. Griffin said the Board would discuss the ideas further, as well as other events that may be suggested in the future.

Griffin mentioned the loss of his spouse earlier this year and thanked all who assisted him during this time.

ADJOURNMENT: No further business, the meeting was adjourned at 10:52AM.

Sandra Johnson, Secretary