

**CANYON LAKE ACRES CIVIC CLUB
BOARD MEETING OF JULY 7, 2025**

The meeting was called to order at 6:05pm by David Griffin, President. Officers in attendance were David Griffin, Anthony Groseclose, Roxanna Deane, Sandra Johnson. Property owners present were Craig Para, Don and Valerie Stevens.

MINUTES – Sandra reviewed the minutes for June 2, 2025 and the Annual Meeting of June 14, 2025. There being no corrections, Roxanna made a motion to accept, motion carried.

TREASURER'S REPORT - Roxanna handed out the report ending June 30, 2025 and reviewed income and expenses. There is a total in Capital donations of \$195.00, and the ending balance is \$16,294.21. The report was approved as presented.

POOL AND PARK – Anthony advised that Aqua Tech has restructured effective July 1, 2025, separating the service department from the repair & renovation department. The Service department is Clear Skies Pool Care. There is no change in monthly billing. David told Anthony to get with Boyd Baxter (former President) for gate code to lower park. Also, Roxanna made new keys to the storage cabinet.

NEW BUILDING REPORT – David and Roxanna have been maintaining this area. No new applications for construction have been received. The 4 projects under development are 3 properties on Lonesome, and 1 multi-story on Canyon Circle. Permits were obtained from the County.

PRESIDENT'S THOUGHTS – David thanked Todd Lamphere and Abby McMurrey for volunteering to serve on the Board.

BOARD MEMBER MATTERS – Griffin discussed duties and terms of office on the Board. The following positions were approved by acclamation: President – David Griffin, VP-New Buildings – Todd Lamphere, and Member-at-large – Abbey McMurrey. The weekly pool gate closing was assigned by Roxanna to include the new Board members.

OTHER BUSINESS – Yard Signs for Annual Meeting – David discussed adding yard signs at each entry road for awareness of the Annual Meeting, in addition to the Newsletter mail-out. The signs could be used for other events, such as the Holiday Decorating Contest. The one sign estimate of \$35/sign seemed high, so other estimates will be presented. The expenditure was approved for future use.

PROPERTY OWNER CONCERNS – A discussion ensued over ongoing problems, such as parking in the right-of-way, parking rv's on one's lot and using for living purposes, storing junk in the yard, speeding, allowing children to misbehave or be rude to neighbors. Griffin reminded all present that when a property is legally purchased and all County permits are satisfied/reviewed by the Board, the HOA deed restrictions are satisfied. When there is a conflict between property owners, the Comal County Sheriff Department should be contacted.

ADJOURNMENT – No further business was presented, and David adjourned the meeting at 6:55pm.