

CANYON LAKE ACRES CIVIC CLUB
BOARD MEETING OF MARCH 9, 2026

The meeting was called to order by David Griffin, President. Officers present were David Griffin, Abby McMurrey, Todd Lanphere, Roxanna Deane, and Sandra Johnson. Property owners Matt and Devan Ballard, and daughter, Brailey Ballard, also attended.

SECRETARY REPORT – Sandra reviewed the previous month's report and it was approved.

TREASURER REPORT – Roxanna provided a hand out of the Report, went over income and expenses, with the ending balance of \$12,889.26. The report was approved.

VP PARK AND POOL - Abby advised she had contacted Clear Skies Pool Care. The General Manager is Brandon Peters, 2018 Avenue B, Suite 300, San Antonio, TX 78215, and for inquiries, contact Whitney at 210-729-9161, email whitney@clearskiespoolcare.com. The pool is scheduled to open on May 1, 2026.

VP BUILDING AND PERMITS - Todd reported no new buildings at this time. He also advised the property owner wanting to put up a fence to let the neighbor be aware, and place inside his side of the common survey line.

NEW BUSINESS – Matt Ballard, who has purchased residential Lots 539, 540 & 541, in CLAIL, has requested a variance from the Board changing said lots to commercial. David advised Mr. Ballard the Board would give the request consideration, but would not give a decision for 2-3 months.

OLD BUSINESS –

STREET LIGHTING – the request to the Highway Department to install reflectors or lighting on each corner of subdivision roads exiting on to FM 306 is pending.

LOWER PARK AND ARMY CORP OF ENGINEERS - the Army COE has corresponded to the Board about people coming through our gate to the lower park and driving onto COE property, which is specifically prohibited. Following an onsite visit with the COE to the Lower Park last month, it was determined that the original post and cable fencing had been damaged and needed to be replaced.

David advised he sent a letter to the COE requesting an extension to April 10, 2026 to resolve the matter. He also showed the 4 boundary signs we have that need to be put up and that we may need more. Todd said signage on our entry gate to lower park was needed and should be sufficient. Sandra reviewed two old Newsletters from 2000 and 2022. The 2000 newsletter stated the COE would make sure the fencing was installed by the COE. The 2022 newsletter stated the COE was having financial problems, and asked CLACC to repair/replace the fencing. Also, David plans to change the gate combination code every 3 months. Property owners wanting code from Roxanna would be required to give her their

phone number and email. Another good suggestion was made by Abby to install a camera to see the vehicles. David said a game camera with a sign stating “you are on camera” would be helpful. The Equestrian Trail that goes around portions of the lake was brought up, and the riders may be accessing our land. Todd offered to talk about the boundaries and trail with Gen Crownover, whom he knows.

Currently, the gates are closed to vehicular traffic until such time the COE matter is resolved. David will contact the COE and offer our poles for their use to repair/replace the fence. We will put our signage up, and they should install their “warning signs”. Matter is pending.

OTHER BUSINESS –

BY-LAWS CHANGES – David called a special meeting on March 23, 2026 at 6pm at David’s house to continue discussion of adding voting to the By-Laws.

ANNUAL MEETING – date set for Saturday, June 13, 2026. Signs will be put up at each intersection about the annual meeting. A BBQ pot luck has been suggested which will be confirmed at the next meeting.

David adjourned the meeting at 8pm.

Sandra Johnson, Secretary