

Canyon Springs Resort Property Owners' Association, Inc.

(A non-profit corporation registered in the State of Texas).

Meeting minutes of the Board of Directors meeting of September 9th 2025; a regularly scheduled, open board meeting.

Time: 7:00 p.m. Date: 9/9/2025

Location: 691 Canyon Springs Dr, Canyon Lake, TX 78133

Summary of Discussion

The meeting was called to order at 7 pm

A) Prior board

- Outgoing President Debbie Friesenhahn thanked the prior Board and volunteers; fortunately she will remain on the next Board but not as President.
- Quorum established; minutes and treasurer's report(s) presented and approved.
- Treasurer presented context for Chapter 11: cash shortfalls and options previously considered; further Information to be posted to the POA website.

B) New board seated

- An election of the board was held on Sept 7, 2025. The results of the vote tally were posted on the Association website on Sept 8, 2025. Of the new board, seven of the nine elected are new to the board. Board member Ken Parnell submitted his resignation during the meeting, and the board wished him well.
- The Officers of the Corporation of the newly elected board were elected per governing documents. In addition certain non-officer roles were assigned. List of officers recorded below.
- The board members introduced themselves to the attending Members. The new president provided an overview of the status of the bankruptcy and the outlook for the Association.
- A vote of the creditors of the Association was conducted on August 29th 2025 via mail by the law firm of attorney Joyce Lindauer, who was retained by the Association in the federal Chapter 11 bankruptcy case number 25-50385-cag. The Members voted 92 "Reject" and 31 "Accept" for the proposed re-organization plan. Most members were majority classed as 'Class 3, unimpaired' creditors., their vote was recognized by the bankruptcy court judge.
- On Sept 8, 2025, the bankruptcy case was dismissed in a court hearing. The judge determined that the bankruptcy filing was in bad faith, with additional contributing factors in his decision. Details of the judge's ruling will be provided to the Members once the

transcript is available. Significant legal and Trustee costs remain from the case and need to be addressed.

- The Board adopted a stop-work resolution for the attorneys, except as necessary, to comply with court requirements pursuant to the dismissal of the bankruptcy case.
- The pool remains closed pending insurance clearance. Volunteers continue to assist with cleaning/maintenance of pool. The ongoing work of volunteers with the pool and mowing and other areas is appreciated, and the work of volunteers is central to the continued operation of the Association.
- Commitment to improved communications with the Members: This will include rebuilding website, streaming meetings, increase email communication with proper Member consent to electronic communication; however, paper notices would continue to those Members who wish paper communication, but for cost reasons Members should expect paper communication will be minimized. Transfer of the website has been completed and transfer of email accounts will be requested of the prior board.
- Because of the cost of bankruptcy, primarily attorney cost, the Association's finances are a priority for the new board. Action will be necessary to stabilize cash flow; bring accounts to GAAP; the board will consider appointing a Finance Committee in the near term; re-quote insurance. Once the accounts are reviewed and the financial outlook determined, the board will consider a budget-based approach for any special assessments, but after request for donation (per the bylaws).

There was a question and answer session with members. Several recommendations were noted.

Officers Elected and Directors (The new board was seated)

President: Chris Payton

First Vice President: Erick Schwandt

Second Vice President: Jim McCain

Secretary: Donald "Wade" Shaver

Treasurer: Marzel Klaftenegger

Architectural Liaison: Dwayne Nelson

Webmaster: Bruce Holden

Events Coordinator: Debbie Friesenhahn

Motions & Votes Taken During This Meeting

A) Prior board action

- Approve Treasurer's Report (end of July figures) — PASSED.
- Approve prior meeting minutes as amended — PASSED.

Total votes/motions recorded: 5

B) New board action

- Resolution: Instruct attorneys to stop work immediately except for dismissal compliance — PASSED (one abstention).
- Adjourn meeting — PASSED, meeting adjourned at 9 PM

Announcements

- Community Garage Sale: Thu-Sat, Oct 9-11 (contact Debbie to be listed; handout of participating addresses).
- Veterans Catfish Fry: Sat, Sept 27, 12:00 p.m.
- Next Regular Meeting: Tue, Oct 14, 7:00 p.m. (second Tuesday).

Prepared by:

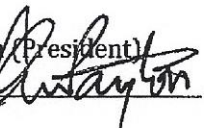
Signature: 

Date: 9-12-25

Donald Wade Shaver Jr.

Signature Boxes for Members:

Chris Payton (President)

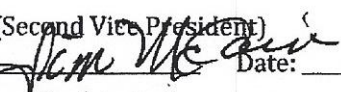
Signature: 

Date: 9-12-2025

Erick Schwandt (First Vice President)

Signature: _____ Date: _____

Jim McCain (Second Vice President)

Signature:  Date: 09-12-25

Donald "Wade" Shaver (Secretary)

Signature:  Date: 9-12-25