



April 20th, 2026

Dear Association Member,

**Election of 2026/7 Board of Directors**

Your ballot for the CSRPOA 2026/7 Board of Directors election has been mailed to you. If for any reason you do not receive it, you may print and submit the ballot on this website. Please take a few minutes to review the candidates, cast your vote and return your ballot. Ballots must be returned by mail or to the clubhouse drobox, per the enclosed instructions, by 4:00pm 15 May 2026.

In Texas, Property Owners Associations are the most local form of representative government. Members generally have the opportunity to vote once per year and the process takes a few minutes. The individuals you elect will spend hundreds of hours serving the community over the next year, and they will make decisions that will be binding on the Association and its Members. For that reason, your vote is important and influential and I encourage you to give it careful consideration.

In my previous letter, I outlined the serious financial challenges our Association faces because of actions that were taken in the preceding year. To be clear, those issues did not arise from ordinary operational problems, but stemmed from actions to restructure our POA and board authority, effectively circumventing Member due process. Eventually a federal court dismissed the entire process, but the financial and operational effects remain. As we continue working toward recovery, we are also striving to maintain and improve routine operations. We still have many challenges ahead, including essential obligations such as insurance payments and debt service. I want to thank everyone who responded to our elective assessment request, and especially those Members who have come forward with additional donations.

The Association exists, by charter and by Texas law, to serve the Members. We operate as a low-budget POA: we do not have the benefit of a management company or bookkeeping company, etc. The people who volunteer their time to operate the Association do so in service of the membership. For those Members who may not be able to volunteer directly, I encourage you to stay informed and involved. While the elected board is responsible for operating the Association, active Member awareness and oversight are also essential to a healthy and accountable organization. Government without accountability is a universal problem, regardless of scale.

This year, the election is being conducted by absentee ballot only. Attached you will find a ballot form with detailed instructions, and a notice of our annual general meeting. Brief biographies of the director candidates are available on our website. You can link to them through the QR code below.

It has been an honor to serve the community over the last year. I expressly thank our current board and entire volunteer force who have sustained our Association through a very challenging time.

Respectfully yours,

Chris Payton,  
CSRPOA President 2025/6



## **Notice of Annual General Meeting:**

The Canyon Springs Resort Property Owners' Association, Inc. 2026 annual meeting will be held on Saturday, 16 May 2026 at 7:00PM at the Clubhouse at 691 Canyon Springs Drive, Canyon Lake, TX 78133.

There will be a pot luck dinner beginning at 6:00 PM for members who wish to participate.

### **AGENDA** for the 2026 Annual Meeting

Call to order

Verify a quorum (Absentee ballots count toward a quorum count)

Announce the results of the 2026/7 board of directors election

President's State of the Association

Annual Financial Report

Member Forum

Motions by the members

Adjourn



## 2026/7 Ballot for Election of Directors

THIS ONLINE BALLOT MAY BE PRINTED AND USED IN PLACE OF THE BALLOT MAILED TO YOU. IT MUST BE DELIVERED BY MAIL OR TO DROP BOX. ONLY SUBMIT ONE BALLOT PER MEMBER.

### REFER TO FULL INSTRUCTIONS PAGE

To vote for a candidate, place a check mark in the box next to candidate's name.  
Vote for no more than nine (9) candidates.  
Return no later than 4:00pm 15 May 2026

	<b><u>Candidate Name (alphabetical order)</u></b>
<input type="checkbox"/>	Dennis Davis
<input type="checkbox"/>	Debbie Friesenhahn
<input type="checkbox"/>	Bruce Holden
<input type="checkbox"/>	Marcel Klaftenegger
<input type="checkbox"/>	Paul Lowry
<input type="checkbox"/>	James McCain
<input type="checkbox"/>	Dewayne Nelson
<input type="checkbox"/>	Chris Payton
<input type="checkbox"/>	Donna Stevens
<input type="checkbox"/>	Jimmy Stovall
<input type="checkbox"/>	Anthony Timmermeyer
<input type="checkbox"/>	Write-In: _____
<input type="checkbox"/>	Write-In: _____

Name of Member (Property Owner): \_\_\_\_\_

Signature of Member: \_\_\_\_\_ Date: \_\_\_\_\_

Property Address: \_\_\_\_\_  
\_\_\_\_\_

Section 209.00592(c)(3) of the Texas Property Code provides a solicitation for votes by absentee ballot must include the following language (whether it applies or not): By casting your vote via absentee ballot you will forgo the opportunity to consider and vote on any action from the floor on these proposals, if a meeting is held. This means that if there are amendments to these proposals your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting in person. You may submit an absentee ballot and later choose to attend any meeting in person, in which case any in-person vote will prevail.

## **INSTRUCTIONS for Ballot for Election of Board of Directors for Canyon Springs Resort Property Owners Association, Inc. (CSRPOA).**

There is only one method of voting and that is by this absentee ballot. (Ref: Texas property code 209.00592 (a-1)). Texas Business Organization Code and Property Code supersede our articles of incorporation and bylaws on elections.

**Return your ballot either by first class mail** to: CSRPOA, 691 Canyon Springs Drive, Canyon Lake, TX 78133, **or** drop it in the drop box at the club house main entrance (**see 'Drop box ballots' below**).

**Deadline.** Mail and drop box ballots received after **4:00 PM CST 15 May 2026** will be disqualified.

Ballots must be returned in a sealed envelope.

The ballot must contain the printed name and property address of the owner who is member of CSRPOA.

The ballot must be wet ink signed by the member. Unsigned ballots will be disqualified.

Vote for up to 9 (nine) candidates. You can vote for fewer than nine candidates. Ballots with votes for 10 or more candidates will be disqualified.

Multiple ballots may not be placed in the same envelope. Multiple ballots in the same envelope will be disqualified.

Members cannot assign right to sign absentee ballot to another member, owner or anyone else.

Only one ballot per member is allowed. If the election committee receives two absentee ballots for the same eligible member, neither ballot will be counted.

Gathering of absentee ballots by candidates or other persons is not permitted.

Candidates are listed in alphabetic order. Write-In candidates are acceptable. The Write-In candidate must agree to have the name written in.

**Drop box ballots.** Ballots which are returned to the drop box **must contain a member signature on both the face of the envelope and on the ballot.** Drop box ballots will be collected daily by the Election Committee only. Envelopes will not be opened until 15 May 2026 with the entire committee present.

### **Tabulation of Votes**

Tabulation of votes will take place starting on 15 May 2026 under the supervision of the Election Committee Chairman (formerly called nomination committee chair) and, if the election is certified that evening, the results will be published on the POA website at <https://www.canyonspringsresortpoa.com>, and announced in the annual meeting 16 May 2026.

Record date of membership eligible to vote will be 1 May 2026. (Ref: TBOC 22.163). The list may be inspected per Texas Business Organization Code 22.158 (c) beginning on 1 May and cut off on 15 May 2026. The basis of the membership list is Comal County Appraisal District's property owners database.

Nobody but the election committee will be allowed in the Clubhouse during the count unless they are invited by the Election Committee Chairman. Each candidate is allowed to have an observer present during the count per Texas Property Code 209.0058 (d 3)), but will not be allowed to communicate with the committee members. The Election Committee Chairman is allowed to communicate with observers. Candidates must provide the name of the observer, if any, to the board president and the election committee chairman no later than 15 May 2026. The notification must be in writing.