Minutes of Regular Called Meeting
of the Board of Directors
of
Canyon Creek Property Owners Association, Inc.,
A Texas Non-Profit Corporation

The regular called meeting of the Board of Directors of Canyon Creek Property Owners Association, Inc. was held at the business offices of Canyon Creek Property Owners Association, Inc. at 2300 Club Drive, Granbury TX 76048 on January 11, 2022, at 7:00 p.m.

The following Board of Directors of the Corporation were present at the meeting:
Andy Wall - President
Michelle Freeman – Vice President
Gary Neill – Parliamentarian
Kathy Napierkowski

Steffani Leuteneker and Carol Guy were not present at the meeting.

The meeting was called to order at 7:00 p.m. The quorum requirement was met. Parliamentarian Gary Neill welcomed attendees and reminded them of proper comment protocol.

Old Business:

1) The minutes of the Canyon Creek POA Regular Board Meeting held on December 13, 2021 were presented. Gary Neill made a motion to accept the minutes with a second from Kathy Napierkowski. Motion passed.
2) The Property Manager's Report was provided by the Property Manager.
3) The Financial Report was provided by the Property Manager.
4) The board will meet for their next regular meeting on Tuesday, February 15, 2022, since Monday is Valentine's Day.

New Business:

1) Update on Road and Concrete Bids
   The concrete work will be done by Tovar Concrete prior to paving by Elite. The Property Manger will ask for a start date from Tovar.
2) Discuss Increase in Builder Fees/Road Impact Fees
   Kathy Napierkowski asked for this item to be added to the agenda, but after consulting information from when it was last discussed, she asked to remove the item from the agenda.
3) Review and Approve 2022 Budget for the Canyon Creek Property Owners Association, Inc.
   The budget items were reviewed, and Gary Neill made a motion to accept the 2022 budget with a second from Michelle Freeman. Motion passed. Further discussion of the 2022 budget will take place at the February 15, 2022 board meeting.

Member Open Forum:
Nathan Poteet discussed flooding on Firewood Lane. Hood County put his septic permits on hold due to wetlands which are in the same location as the culverts the POA intends to rebuild to help with the flooding issue. Mr. Poteet asked the board to consider changes to their plans to better resolve the drainage issue. This item will be placed on the agenda for the regular board meeting February 15, 2022.

Mrs. Cahill complimented the board on their thorough discussion of the new budget. She also brought up problems with drainage at the two-story home being built on Van Horn in Unit 9. Andy Wall suggested the DNI committee investigate this since the board cannot legally intervene.

Kathy Napierkowski motioned to adjourn the meeting with a second by Michelle Freeman. The motion passed and the meeting adjourned at 7:51 pm.

Attachments
Property Managers Report
Financial Report
FY 2022 Budget

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By: _____
Colleen Stoner, Secretary