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 March 14, 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

Carol Guy was 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 February 15, 2022 were presented. Steffani Leuteneker made a motion to accept the minutes with a second from Gary Neill. Motion passed.
2) The Property Manager's Report was provided by the Property Manager.
3) The Financial Report was provided by the Property Manager.

New Business:

1) Update on Projects (Mailbox and Roads)
   The Property Manager gave an update on the new mailbox pavilion and roadwork on Waterfield and Club Drive. There will be landscaping installed at the mailboxes, office, and front entrance.
2) Revisit Decal Cost – Amend Minutes to Reflect Cost
   The cost of decals was discussed at a previous meeting but was not included in the minutes. Michelle Freeman made a motion that the structure is as follows:
   - No cost for the first two decals
   - $5 for additional decals for residents of a particular address with no limit on the number purchased if the vehicle belonged to a resident of the address
   - $25 for decals for nonresidents of a particular address

   Steffani Leuteneker seconded the motion. Motion carried with Gary Neill abstaining from voting because he didn't agree with the cost outlined in the motion.

3) Discuss/Approve Concrete Times for Construction
A situation has arisen in which concrete contractors needed to be given an extension to work after the 7:00 pm construction deadline. The Property Manager discussed this with a concrete contractor and came to the determination that 12:00 noon is the suggested deadline for a concrete contractor to start a job if they are to finish their work by 7:00 pm. Kathy Naperkowski made a motion that concrete contractors must be in line to come into the front entrance gate by 12:00 noon if they are pouring a house pad and 2:00 pm if pouring a driveway or other small construction permit projects. Steffani Leuteneker seconded the motion. Motion carried unanimously.

4) Discuss/Approve Large Construction Site Permits
Committee members met with TCEQ and Hood County Environmental to discuss large construction permits. Permits are required for large new and remodel projects. The committee members will meet with the Canyon Creek POA attorney to review and write verbiage as dictated by the agencies. Violations are regulated by TCEQ during construction. The POA has a responsibility to make sure the builder has their permits.

5) Discuss Builders/ Non-Compliance Policy/Amend Current Policy & Fine Schedule Changes
The Canyon Creek POA attorney is working on the language to increase fines and expectations of builders. The Property Manager stated that problems with some builders has increased to the point that it has to be taken more seriously by increasing the fines.

6) Discuss Driveway Tie-Ins
On a motion by Michelle Freeman and seconded by Steffani Leuteneker, builders will be responsible for providing driveway tie-ins for all new construction projects. Motion carried unanimously.

7) Discuss Firewood Proposal by Mr. Nathan Poteet
Due to a major flooding issue, a portion of the road and drainage needs to be repaired on Firewood. Mr. Poteet provided his proposal about how to solve the problem. The Hood County Commissioner advised that we wait until construction is completed on Firewood before fixing any drainage issues. The project is on hold.

The board adjourned at 8:03 pm to enter Executive Session and reconvened at 8:18 pm.

Member Open Forum:
Connie Trapp discussed drainage issues on Santiago and Van Horn. She stated the owner plans to build a new home on a persistent pond and asked the board to do their due diligence before allowing a permit.

Jimmy Kinnamon stated builders are bringing creosote railroad ties and telephone poles into the neighborhood to use as retaining walls. Michelle Freeman agreed to send an email to TCEQ to get more information about this issue.

Brenda Trimble discussed drainage issues, primarily on Lot 189 on San Jacinto. She challenged the board stating they have more control over lots that shouldn't be built upon.

Rachel Sevasin presented information about Carry the Light Ministries and asked for a food bank to be installed in Canyon Creek. This topic will be added to a future board meeting agenda.

Jayne Cahill thanked the board for their work on drainage issues.

The meeting was adjourned at 8:51 on a motion by Steffani Leuteneker and seconded by Gary Neill. Motion carried unanimously.

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By: _____
Colleen Stoner, Secretary

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