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

The regular 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 May 9, 2022, at 7:00 p.m.

The following Board of Directors of the Corporation were present at the meeting:
Andy Wall - President
Gary Neill – Parliamentarian
Steffani Leuteneker
Kathy Napierkowski
Larry Britten

Michelle Freeman 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 April 11, 2022, were presented. Gary Neill made a motion to accept the minutes with a second from Larry Britten. Motion passed with Kathy Napierkowski abstaining since she was not present at the April meeting.
2) The Property Manager's Report was provided by the Property Manager.
3) The Financial Report was presented by the Property Manager.

New Business:

1) Review/approve bids for San Jacinto and Stonegate
   Bids were expected from North American Paving and Elite Paving; however, the full bid was not received by North American Paving. Larry Britten made a motion to call a special meeting once all bids are received. Steffani Leuteneker seconded the motion. Motion carried unanimously.

2) Review/approve bids for Mailbox Units
   The Property Manager presented information about the increase in the price of mailboxes since the last time they were ordered. In 2019, the cost for 400 regular mailboxes and 15 large parcel boxes was a little over $34,000. The bid she received for the same number of mailboxes from the same company this month was $67,491.89. She requested the purchase be delayed until she can get multiple bids for this project. Steffani Leuteneker made a motion to get two more bids and present them at the upcoming special called meeting. Larry Britten seconded the motion. Motion carried unanimously.

3) Landscape Project Updates
   The deposit of $5,250 (50% of the project) was paid and the landscapers have started at the clubhouse.

4) Pool Updates
   The pools will open on May 27. Passes (wristbands) will be available in the office starting May 16 and attendants are currently being interviewed. More attendants are needed. Gary Neill made a motion that pool passes will be free to residents with no fines or back dues. Kathy Napierkowski seconded the motion. Motion carried unanimously.

5) Perimeter Fence Discussion
   Kathy Napierkowski clarified the perimeter fence will not be on the upcoming ballot. Andy Wall shared it cannot be on the ballot, but the subject can be discussed again at future meetings.

6) Review and Approve Amended Rules and Regulations
   Proposed changes to the Amended Rules and Regulations dated April 27, 2022:
   - Page 4, Item 6 – Change title to "Large Vehicle Parking Overnight" and strike "boats" and "in excess of eighteen (18) feet" from the paragraph
   - Page 6, Item 6 – Leave paragraph as is
   - Page 9, Item A, 7 – Strike items a, b, and c.
   - Page 10, item B, 2 – No timeline will be included
   - Page 11, Item C, b, i., 2. – Change item a to "If previously established mobile home on said lot or replacing mobile home with same size or larger." Change subsequent lettering to reflect this addition for a total of four items (a through d).
   - Page 12, Item C, 5 – add clarification that new materials must be used
   - Page 13, Item C, 9 – Leave paragraph as is
   - Page 13, Item C, 10 – Strike item d
   - Page 15, Item D, 7 – Leave paragraph as is
   - Page 30, Item 3 – Strike "registered"; replace "and" with "or not"; and strike "with the state of Texas"
   - Page 30, Item 6 – Strike "boats, buses" and "in excess of 18 feet"
   - Page 32, Item 14 – Leave as is
   - Page 34, Item 7 – Leave as is
   - Page 42 – Clarification that the POA does not keep drivers' license information
   - Page 44 – Changes from attorney are accepted
   - Page 45 – Leave as is
   - Page 48 – Go back to original other permit and fence permit
   - Page 49 – Strike Items i, ii, and iii.

Larry Britten made a motion to send the changes to the Canyon Creek POA attorney to prepare the final draft of the Amended Rules & Regulations. Steffani Leuteneker seconded the motion. Motion was approved unanimously.

Open Forum

Shawn Schamaci – Asked the board to develop fines for builders whose ditches are filled and pouring onto other properties. Andy Wall explained the Amended Rules & Regulations will address increased fees for these situations.

Brenda Trimble – Discussed drainage issues near her home caused by a builder. Stated the board should do something about this. Andy Wall reiterated the purpose of the DNI Committee and that the board is not allowed to intervene. Stephanie Harrison stated she held three meetings for volunteers for the DNI Committee and no one attended.

The meeting was adjourned at 8:59 p.m. on a motion by Gary Neill and seconded by Steffani Leuteneker. Motion approved 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