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

The called special 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 23, 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
Steffani Leuteneker
Kathy Napierkowski

Larry Britten was not in attendance.

The meeting was called to order at 7:00 p.m. The quorum requirement was met. Parliamentarian Gary Neill welcomed attendees and reminded them there would be no open forum since it is a called special meeting.

**New Business**:

I. Review/Approve Bids for San Jacinto and Stonegate
The bids from Elite Paving and North American Paving were received, but there wasn't a bid from Camco. It was suggested that the bids should include the haul-off of materials. Steffani Leuteneker made a motion to table this item until the bid from Camco is received and all bids are updated to include haul-off. Kathy Napierkowski seconded the motion. Motion passed unanimously.

II. Review/Approve Bids for the Mailbox Units
Bids were reviewed from Budget Mailboxes ($67,491.89), Mailbox USA ($55,213.), and U.S. Post ($54,298.40 or $52,881.92 if paid in full). All bids include tax and shipping. Steffani Leuteneker made a motion to accept the U.S. Post bid to be paid at the discounted rate. Gary Neill seconded the motion. Motion passed unanimously.

III. Review and Approve Amended Rules & Regulations
Michelle Freeman made a motion to accept the Amended Rules & Regulations with a correction to page 12, Section 5 – Remove statements about the setback line and variance for fences. Steffani Leuteneker seconded the motion. Motion passed unanimously.

The board adjourned at 7:32 p.m. to enter Executive Session and reconvened at 7:42 p.m.
Item A: Gary Neill made the motion to accept Item A, seconded by Kathy Napierkowski. Motion carried unanimously.

The meeting was adjourned at 7:44 p.m. on a motion by Steffani Leuteneker and seconded by Michelle Freeman. Motion approved unanimously.

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By: _____
Colleen Stoner, Secretary