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 June 13, 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
Michelle Freeman

Larry Britten 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 Property Manager's Report was provided by the Property Manager.
2) The Financial Report was presented by the Property Manager.

New Business:

1) Review/approve bids for San Jacinto and Stonegate
   Bids from North American Paving and Elite Paving were reviewed. Camco did not provide a bid for this project. Both bids include haul-off/cleanup costs. Michelle Freeman made a motion to accept the bid from Elite Paving for $101,919.50. Kathy Napierkowski seconded the motion. Motion carried unanimously.

2) Ballot/Election Discussion
   The office has been working on determining the total number of Canyon Creek POA members with voting rights. The number was determined to be 3,942. This is important because, to make any changes to the Covenants & Restrictions, there must be a vote of more than 50% of the eligible voters. The voting requirements of the Bylaws are not aligned with the Covenants & Restrictions. Bylaws recognize each lot as a vote and a majority of votes enact changes to the Bylaws.

   In the upcoming election, the board will attempt to achieve alignment so both the Bylaws and Covenants & Restrictions rely on one vote per lot. This will be very challenging since it will rely on a majority of voting members, many of which do not vote in the elections each year. There will be a focused effort to get the word out about why this change needs to happen.

Member Open Forum

Brenda Trimble complained about the same drainage issues she brings to each meeting.

Kori Flores expressed concerns over the vandalism at the pool and inquired about when the perimeter fencing will be fixed.

Jayne Cahill thanked the board for gathering information to collect back dues from property owners.

The meeting was adjourned at 7:54 p.m. on a motion by Gary Neill and seconded by Steffani Leuteneker. Motion approved unanimously.

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By: _____
Colleen Stoner, Secretary