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 August 8, 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 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) Minutes of the May 9, 2022, May 23, 2022, and June 13, 2022 meetings were approved unanimously on a motion by Steffani Leuteneker and seconded by Kathy Napierkowski.
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) Discuss/Approve Amendment to Budget for Employee Cost of Living Increase
   The 20% increase in employee compensation was voted on by the board members via email. The motion was made by Gary Neill and seconded by Steffani Leuteneker. Motion carried unanimously.

2) Purchase of a Second Patrol Vehicle
   Gary Neill reported he hasn't found any reasonably priced vehicles to date. Andy Wall said the same about a new Gator. Employees are currently using their own vehicles and are paid mileage. The board agreed to keep searching for a replacement vehicle since there is still a need.

3) Discuss Ballot
   The annual meeting of the Canyon Creek POA will be held on the fourth Saturday in September (September 24) at 6pm. The ballots must be sent to the attorney no later than 8/23/2022 in order to get them back in time to send out to the membership. There are two board member openings and changes to the Covenants & Restrictions voting requirements.

4) Road Updates

The Superintendent shared that we needed a revised bid for 3" of asphalt instead of 2". Revised bids were discussed. Gary Neill made a motion to accept the new bid for 3" of asphalt for $125,452.50. Steffani Leuteneker seconded the motion. Motion passed unanimously.

The board adjourned at 7:29 p.m. to enter Executive Session and reconvened at 7:40 p.m.
Item A: Gary Neill made the motion to accept Item A, seconded by Steffani Leuteneker. Motion carried unanimously.

Member Open Forum

Evan Lunger – Evan asked why all of San Jacinto isn't being repaired. Andy Wall explained that the budget specifies roads each year for repairs and there were other roads designated for repair in the current budget. He added that if the Covenants & Restrictions are changed, the community members can ask for road improvements on the ballot each year. He also explained that there must be a majority vote from the 3,942 properties to change the voting requirements in the Covenants & Restrictions. Evan also asked about an automatic gate at the front entrance and Andy described the history of the discussion about an automatic gate.

Brady Lyon – Brady stated he was the homeowner who had a female run into his home while running away from her boyfriend. He asked about the ruling on putting up a fence around his property. Andy shared that property owners can have a fence around their property, but it can be no more than 6' high and no more than 4' in the front of the property. Brady asked about a water channeling issue on his property that he has taken to his attorney. He wanted to know what the POA rules are for new homes. The board shared the POA approves the permit to build and requires the builder to add a culvert and pronounce the bar ditches.

Zack & Alyssa Kaufman – Homeowners are trying to sell their home, but their house was built on two lots; 4' over the drainage easement and 5' over the build line. They requested the board make the two lots one. This is holding up the sale of their home. Stephanie Harrison explained the board cannot make plat changes as stated in the Covenants & Restrictions. She requested they come into the office so it can be discussed further.

Amber Hardrader – With school about to start, Amber is concerned about the condition of her road and whether the bus will be able to pick up her special needs child. She stated she was told by the bus garage that they are not able to come down the road. Andy Wall requested a written report from the bus service who told Stephanie Harrison that the bus would travel down the road to pick up the child.

Jack Blockyhaus – Jack asked about the whereabouts of the light pole that was purchased by the previous board to install at the front gate. Andy shared the pole couldn't be installed because of the depth of the hole needed for a 20' tall light pole. Jack also asked why the front entrance has not been widened; why people are allowed to smoke in the pool area; and about patching on Waterfield. The board members provided an update on all.

John LuBrie – asked about when improvements may be made to the road on Moss Rock Lane. The budget process was discussed regarding road repairs.

Jane Cahill – wanted clarification about the two open board positions. The two open positions are to fill those held by Gary Neill and vacated by Carol Guy.

Jim Todd – Jim asked about the equipment being housed in the maintenance yard and why the POA wasn't selling the equipment rather than storing it. Stephanie Harrison shared they are sending it to auction. He also asked about the burn pit and was told the Fire Marshall took away our ability to have a burn pit in the community.

John Trapp – asked about the time frame for road repairs on Santiago.

Jack Little – shared the research he had gathered for fixing the boat ramp on Creek Drive. He asked the board to consider lengthening the boat ramp and stated he has already gotten approval from the Brazos River Authority. The topic will be added to the September board meeting agenda.

The meeting was adjourned at 8:59 Gary Neill and seconded Steffani Leuteneker. Motion approved unanimously.

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By: _____
Colleen Stoner, Secretary