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 September 12, 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 August 8, 2022, meeting was approved with an amendment to include the street name of San Jacinto in the document. A motion was made by Gary Neill and seconded by Michelle Freeman and approved unanimously.

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 fence bids for scrap yard. Requested by Andy Wall to gets bids for slates in the fence and adjust the bids. A motion was made by Steffani Leuteneker and seconded by Gary Neill with a unanimous vote.
2) Discuss/Approve bids for Little Pool. Kathy Napierkowski presented to the Board facts concerning of the little pool which was the pool is shifting, loss of water, jets not working and a crack in the pool. The three bids received were all different and not apples to apples. The board agreed to get bids on a brand-new pool and perhaps enlarge. Kathy Napierkowski will proceed with that task.
3) Discuss amendment to budget for little pool. Was not needed at this time.

4) Discuss/Approve Windy Heights Road Repairs. Michelle Freeman will need to find out if the residence on Windy Heights are invested in providing their culverts and then we would need to do bar ditches and culverts on Waterfield. Also, need to check more about the company. A motion was made to proceed with the above by Michelle Freeman and seconded by Kathy Napierkowski.
5) Discuss boat ramp – Michelle Freeman and Property manager will need to check with the BRA for a permit and was tabled at this time.
6) Front Gate Beautification Update was giving by Michelle Freeman as to what was completed and what the remaining items were.
7) Ballot Discussion was discussed by Michelle Freeman as to where we are on the completed list and we still have to resolve the differences between our list and Hood County Appraisal district. Therefore, we will need to have a special meeting in April 2023.
8) Phone System Issues the Property Manager noticed a huge increase in our phone bill. With further discussion with Michelle Freeman, our AT&T system is not compatible with Internet Phones. With further discovery and future services United is going to be less expense to go with to include time frame.
9) Gator for POA Michelle Freeman provided 2 used Gators for sale, however Andy Wall is going to look into new gators and the price.
10) Garden Plans Michelle Freeman provided different ideas and pictures, but no decicion was made.
11) 9-1-1 Addressing Announcement Michelle provided the board with How to Properly Post you 9-1-1 Address and asked the community to review.
12) Storage Building for POA Office the question was ask if we get a storage building or do we add onto the POA office, we will need to get a survey
13) 3rd party Inspections – Contract Discussion Michelle Freeman believes there is a conflict of interest and would like to get bids on other 3rd party inspectors.

Member Open Form

Nancy Cox - who is allowed to snoop around at my property. Andy Wall told her we could not discuss anything with her because of legal issues

John Trapp – Bar ditches and time line for San Jacinto to be replaced the bar ditches are at 1777 and 2508 which need to be address. Michelle Freeman said she would take a look at it.

Philman Chapman – Read a letter from a building contractor with an incident that happened on August 27th. Commended our Gate Staff and our board member who helped with the situation.

Brenda Trimble – Water drainage at 2700 Lakeridge Court.

The meeting was adjourned at 9:18 by Gary Neill and seconded Steffani Leuteneker. Motion approved

unanimously.

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By: _____

Kathy Napierkowski, Secretary