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 October 17, 2022, at 7:00 p.m.

The following Board of Directors of the Corporation were present at the meeting:
Andy Wall
Michelle Freeman
Sally Kennemer
CJ Brown
Larry Britten

– Parliamentarian

Steffani Leuteneker and Kathy Napierkowski were not present at the meeting.

The meeting was called to order at 7:00 p.m. The quorum requirement was met. Parliamentarian Andy Wall welcomed attendees and reminded them of proper comment protocol.

Old Business:

1) Minutes of the September 12, 2022, meetings were approved unanimously on a motion by Michelle Freeman and seconded by Larry Britten.
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) Election Board Positions – Proxy for Kathy Napierkowski is Michelle Freeman, Proxy for Steffani Leuteneker is Larry Britten
   Michelle Freeman – Vice President (Motion by Larry Britten, second by Andy Wall, motion carried unanimously).
   Andy Wall – President (Motion by Larry Britten, second by Michelle Freeman, motion carried unanimously).
   Sally Kennemer – Parliamentarian (Motion by Michelle Freeman, second by Larry Britten, motion carried unanimously).
   Steffani Leuteneker - Secretary (Motion by Sally Kennemer, second by Michelle Freeman, , Steffani Leuteneker abstained, motion carried).
   Stephanie Harrison - Treasure – to remain the same.

2) Discuss Phone System
Michelle Freeman reported AT&T made a mistake with their bid and added an additional $110,000, therefore we decided to go with United Cooperative. This should drop our phone bill considerable with only having to pay $29.00 per line.

3) Discuss/Approve bids for little pool
Michelle Freeman said the bids were not apples to apples and would like to send out to the community. Andy Wall wanted to send out a poll to the community to include a bid to repair the little pool, along with the range of building a new pool. Motion was made by Michelle Freeman, second by Larry Britten, Kathy Napierkowski abstained, motion carried.

4) Discuss/Approve Bid for scrap/material fencing
The large area next to maintenance will be the area will be where the materials for the road will be stored and the scrape metal will be moved to the old burn unit. The bid includes slates for the scrape metal and a fence around the materials. All is pending until the survey is complete. Motion made by Larry Britten, second by Michelle Freeman, motion passed unanimously.

5) Discuss Windy heights Road Update
Michelle Freeman spoke about the bid, it was not in US dollars, temperatures up to 131°. Members will need to put in culverts before we could think about doing it. Tabled pending more information.

6) Discuss Mailbox Update
Michelle Freeman asked when the mailboxes will be installed, and would like it done before October 31st.

7) Discuss 3rd party inspections
Michelle Freeman would like clarifications on the inspections. Andy Wall stated the inspections are to state code. Michelle Freeman would like the state code and do a comparison to what we currently have.

8) Discuss/Schedule New Board Member & Employee Ethics Training
Sally Kennemer and CJ Brown alone with Stephanie Harrison agreed on November 2, 2022 4:00 pm to 6:00 pm for training.

9) Discuss Gator Updates
Larry Britten looked around but not sure they were in any good condition. Michelle Freeman stated she will look into it.

10) Discuss upcoming Budget items
At the next board meeting, Stephanie Harrison asked for the board to send ideas of what is needed. Some of her ideas are Maintenance Equipment, Baseball Park and fence. Andy stated to add additional maintenance staff.

11) Discuss Updating Policy for records retention/release

Stephanie Harrison stated we need to add verbiage in our policy concerning giving records to the court.

12) Executive Session: Adjourn Time: 8:15 pm
Reconvene Time: 8:32 pm

13) Member Open Forum
Jack Litlle – Bid for Boat Ramp – Discussion was to get a permit from the BRA
Mike Reed – Roads
Karen Murray – A members Directory

14) Adjourn Meeting time: Motion to adjourn by Michelle Freeman, second by CJ Brown, motion approved unanimously at 8:50 pm

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By: _____
Kathy Napierkowski, Board of Director