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 January 9, 2023, at 7:00 p.m.

The following Board of Directors of the Corporation were present at the meeting:

Michelle Reith – Vice President
Sally Kennemer – Parliamentarian
Steffani Leuteneker - Secretary
CJ Brown
Larry Britten
Kathy Napierkowski

Andy Wall was not present at the meeting.

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

Old Business:

1) Minutes of the October & November 2022 were not ready to be approved.
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) Update Bank Signatures
   Co-signer – per our Property Manager - As of today, January 9, 2023 remove Steffani Leuteneker from all bank accounts and CJ Brown will be a secondary signature. The motion was made by Sally Kennemer, seconded by Larry Britten, motion carried unanimously.

2) Discuss/Approve 2023 Budget
   Total dues of $978,690.85 came in for 2022 Road budget total $400,000.00. Total income of $2,224,908.50 for 2022. Budget for 2023 is $2,367,051.09. The motion was made by Sally Kennemer seconded by Larry Britten, motion carried unanimously.

3) Review/Approve Winter Weather Facility Closure Policy
   Prediction of bad weather, we will purchase Ice Melt, make sure the generators are ready. When the weather is upon us, we will follow the Granbury closure/ Hood County closure, the property manager will address the closure with the employees. The back gate will be opened.

The motion was made by Steffani Leuteneker, second by Larry Britten, motion carried unanimously.

4) Review/Approve Pandemic/Communicable Illness Outbreak Policy
There were questions about home testing result versus lab testing, doctor notes.
This policy was tabled for further review.

5) 3rd Party Inspection Review
Michelle Reith stated that Andy Wall wished to participate in this discussion. Michelle Reith questioned why we didn't include drainage, culvert, numbers on the house, etc. for the Inspector to do versus our employee to go over these things.
This review was tabled for further review.

6) Member Open Forum
Colleen Stoner – Recommended a guard rail on Christine by the creek.
Evan Lunger – San Jacinto – Road and Automatic gate
Teresa – request contractors to only work 5 days a week.
Jan Cahill – Thank us for a road plan.

7) Adjourn Meeting time: Motion to adjourn by Steffani Leuteneker, second by Larry Britten, motion approved unanimously at 8:27 pm

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By: _____
Kathy Napierkowski, Board of Director