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 February 13, 2023, at 7:00 p.m.

The following Board of Directors of the Corporation were present at the meeting:
Andy Wall
Michelle Rieth
Sally Kennemer
CJ Brown
Steffani Leuteneker
Kathy Napierkowski

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 November 28, 2022, and January 9, 2023 - no minutes were presented.
2) The Property Manager's Report The Property Manager was not available.
3) The Financial Report the Property Manager was not available.

New Business:

1) Special Election Date and Communication Plan
   Discussion was to have a Ballot out around mid-March.

2) 3rd Party Inspections
   The 3rd party inspector has added an additional $100 per inspection. The motion was made by Steffani Leuteneker to pass this additional cost on to the contractors. This was second by Sally Kennemer, motion passed unanimously.

3) Update Winter Weather Policy
   The motion was made by Steffani Leuteneker to accept the policy. This was second by CJ Brown, motion passed unanimously.

4) POA Office Refurburbishment
   Two plans were given to the board Plan A or Plan B. The motion was made by CJ Brown to accept Plan A. This was second by Kathy Napierkowski, motion passed unanimously.

5) Fishing Pier and Dock Proposals

Michelle Rieth presented the board with the proposals. The motion was made by Kathy Napierkowski to accept the proposal. This was second by CJ Brown, motion passed unanimously.

6) Updates
   a. United Coop – March 1st Port Date
   b. POA Calendar – Contractor Dates
   c. Pandemic Policy – Disregard
   d. Tyler Court – The property is in the cul-de-sac and will have to have a Survey
   e. Scrap Yard Project – the property has been clean out and survey is done.
   f. Mailbox Lights – will be completed.

7. Executive Session:
   a. Adjourn Time: 8:47 pm
   b. Property Owner Permit Discussion
   c. Reconvene Time: 9:04 pm

8. Member Open Forum
   Vickie Simpson – Toolbox
   Brenda Trimble – Creek Bed
   Angie – Sick pay
   Jane Cahill – Van Horn – postponed until the property manager returns.

9. Adjourn Meeting time: Motion to adjourn by Sally Kennemer, second by CJ Brown, motion approved unanimously at 9:20 pm

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By: _____
Kathy Napierkowski, Board of Director