Canyon Creek POA

Board of Directors Meeting Minutes
January 13th, 2025

Board of Directors

President - Andy Wall
Vice President - Michelle Rieth
Parliamentary - Sally Kennemer
Ass. Treasure - Kathy Napierkowski
Secretary - Joseph Zielinski
Ass. Secretary - Kimberley Green
BOD - CJ Brown
BOD - Donny Lawson

-Call Meeting to Order: Quorum Established, Proper Notice Given, Time -7:03 p.m. Andy Wall Calls meeting to Order.

-Parliamentarian Statement: Was Given by Sally Kennemer.

Old Business:

-Approve Minutes for December 9th, 2024. Kathy Napierkowski Motions, CJ Brown Seconds. Vote - Unanimous.

-Property Manager Report: Stephanie Harrison

-Financial Report: Stephanie Harrison

Executive Session:

A. **Adjourn Time:** 7:07 pm
B. **Reconvene Time:** 7:32 pm
C. **Executive session Synopsis:** Discussion on Personal Board Matter.

New Business:

1. **Announcement of Resignation:** President Andy Wall announces Vice President Michelle Rieth's Resignation from the Board of Directors.
2. **Appoint BOD seat to finish term:** Andy Wall suggest Donny Lawson for open BOD seat. Sally Kennemer Motions, CJ Brown Seconds. Vote – Unanimous. Donny Lawson Accepts Open BOD seat to finish term.

Kimberly Green Exits the Meeting

3. **Revisit/Approve Builder Fine Schedule:** Kathy Napierkowski Motions to except changes, Joseph Zielinski Seconds, Vote- Unanimous.
4. **Discuss Curb needed at Front Gate:** Andy Wall explains the need for a curb on entry side of gate. All Agree for need of curb to be built immediately.
5. **Discuss/Approve Quarterly Dumpsters:** Joseph Zielinski Motions, Sally Kennemer Seconds, Vote- Unanimous.
6. **Review/Approve 2025 Holiday Schedule:** Kathy Napierkowski Motions to Accept, Donny Lawson Seconds, Sally Kennemer Abstains, CJ Brown Accepts, Joseph Zielinski Accepts. Vote- Passes to Accept New Holiday Schedule.

Member Open Forum:

1. **Arredondo – A&V Homes:** (Lots 111 & 112 on Black Pine) Representative asking for 10-foot variance from 20-foot set back at front of property. Joseph Zielinski Motions, Sally Kennemer Seconds, Kathy Napierkowski Opposed, CJ Brown Abstains, Donny Lawson Approves. Vote- Passes for Approval of 10 foot set back.
2. **Kenneth Sitzes – 1.** Complaint of Gate Access **2.** No Response to an email that he had sent to POA Office.

Adjourn Meeting Time:

Joseph Zielinski Motions, Sally Kennemer Seconds. Vote- Unanimous. Adjourn Time for meeting 8:43pm, January 3rd, 2024.