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 8, 2024, at 7:00 p.m.

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

Michelle Rieth – Vice President
Kim Green – Secretary
Kathy Napierkowski - Parliamentarian
Jeff Hoffman – Assistant Treasurer
Sally Kennemer – Board of Directors
CJ Brown - Board of Directors

Andy Wall – President was not at the meeting.

The meeting was called to order at 7:00 p.m. The quorum requirement was met.

Parliamentarian statement was given by Kathy Napierkowski

Old Business:

1) Minutes of the December 11, 2023, meetings were approved unanimously on a motion by Kathy Napierkowski and seconded by Jeff Hoffman.
2) The Property Manager's Report was provided by Michelle Reith
3) The Financial Report was presented by Jeff Hoffman.

New Business:

1) Executive Session: *Confidential Communication with Property Owner*
   a. Adjourn Time: 7:06 pm
   b. Reconvene Time: 7:45 pm

2) Review & Approve 2024 Budget: Michelle Rieth motioned to approve second by Sally Kennemer, motion carried.
3) Continue Automatic Gate Arm System Discussion – RFI Reader, Speed Bumps at gate, bids for gate arm (moving forward) Lighting issue discussed at gate, the gate attendant not able to see the stickers at night.
   Jeff Hoffman motioned to not keep four streetlights, Sally Kennemer seconded the motion.
   811 must be called by a person or persons that will be doing any digging.

4) Discussion on Scrap Yard –
    a. Leave it.
    b. Enclose the area by maintenance.
    c. Purchase additional lots for trailers.

   Richelle Rieth motioned for a online poll by the POA members, Kathy Napierkowski seconded the motion.
5) Discussion for Road work on Waterfield/Windy Heights – Paul Murray submitted a pavement proposal of $44,350.00 to the Board of Directors for Carbon Crushers of Norway.
   POA members would be liable for 50% of work by said company. Paul Murray believes the POA is responsible for bar ditches/culverts. Paul Murray recommends attorney to look at reles and regulations.
   Jeff Hoffman motions to make sure ditch work is properly up to code and standards per the C&R, Kathy Napierkowski seconded the motion.
   Michelle Rieth, motions to get bid for BAR DITCH work on Waterfield/Windy Heights. Kathy Napierkowski seconded the motion.

Member Open Forum

Jan Cahill, thanked the board for the progress
Lee asked about Spring and Fall yard sales and abandoned homes.
Denise asked about removing the scrap yard or covering it.

Bissel Smiith asked about doing preliminary meetings and involving community to ask questions and review. Tabled for later date.

2) Adjourn Meeting time: Motion to adjourn by Jeff Hoffman, second by Sally Kennemer, motion approved unanimously at 9:05 pm

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By: _____
Kim Green, Secretary