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 March 10, 2025, at 7:01 p.m.

The following Board of Directors of the Corporation were present at the meeting:
Andy Wall - President
Sally Kennemer – Parliamentarian
Assist Treasure - Kathy Napierkowski
BOD – CJ Brown
BOD – Donny Lawson

Kimberley Green & Joseph Zielinski were not present at the meeting. They provided a Proxy to Andy Wall.

The meeting was called to order at 7:01 p.m. The quorum requirement was met. Parliamentarian Sally Kennemer welcomed attendees and reminded them of proper comment protocol.

Old Business:

1) Approve Minutes for February 10, 2025, meeting & Executive Session Kathy Napierkowski made a motion to accept the minutes. Sally Kennemer seconded the motion. CJ Brown abstained, Motion carried.
2) The Property Manager's Report was provided by the Property Manager, Stephanie Harrison.
3) The Financial Report was presented by the Property Manager, Stephanie Harrison.

New Business:

1) Discuss/Approve pool policy & employees. Discussion was on the policy, pool attendants and pool passes. Donny Lawson made a motion to charge $20.00 per household with approving the policy and to not have pool attendants at this time, but if needed during the season we will revisit the need. Sally Kennemer seconded the motion. Joseph Zielinski voted yes through his proxy, Kimberley Green and CJ Brown abstained, Kathy Napierkowski voted no.

2) Discuss/Approve bank signatures, discussed in the executive session.

3) Discuss/Approve amendments for 2-10-2025, RIFD, Trailer and Contiguous single home. Kathy Napierkowski made a motion to approve the wording in our Operating Policy. Sally Kennemer seconded the motion with a unanimous vote.

4) Discuss/Approve bids for Windy Heights and Steepleridge Circle. Steepleridge to include upper and lower bids. During discussion, it was discussed to only review lower Steepleridge and to follow our Procurement

Policy, which if over $50,000 requires 3 bids. Sally Kennemer made a motion for only Lower section of Steepleridge and must have 2 more bids for review. Kathy Napierkowski seconded the motion, Kimberley Green and Joseph Zielinski voted yes through their proxy, CJ Brown voted yes and Donny Lawson voted no. Windy Heights was also discuss, as Stephanie Harrison visited the house that needs a culvert and we need to have that culvert before we can do the road. SH for water flow bid was $20,400 and Asphalt was $51,000, which will require 2 more bids.

5) Discuss/Approve cameras at small pool/park. The bid from BizProtec LLC was $2,071.89. Kathy Napierkowski made the motion to except the bid. Sally Kennemer seconded the motion, the motion passed unanimously.

6) Member of open form.

    a. John C. Labrie – discussion about Moss Rock Trail, it's a Bus Route and has drainage issues.
    b. Kenneth Sitzes – 18 wheeler trailers, exit sign on backside of property, owner entrance sign to be there.

7) Executive Session: Grievance hearing/ Debit/Replacement Card : 8:27 pm
    a. Adjourn time: 8:27 pm
    b. Reconvene time 9:45

The meeting was adjourned at 9:47 p.m. on a motion by CJ Brown and seconded by Sally Kennemer. Motion approved unanimously.

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By: _____
Kathy Napierkowski, Assistant Treasure