Canyon Creek POA
Board of Directors Meeting Minutes
May 12th, 2025

BOARD OF DIRECTORS

President: Andy Wall
Vice President: N/A
Parliamentarian: Sally Kennemer
Secretary: Joseph Zielinski
Assistant Secretary: Kimberley M. Green
Assistant Treasurer: Kathy Napierkowski
Donny Lawson
CJ Brown

Joseph Zielinski was not present his proxy was given to Andy Wall.

Call Meeting to Order:

- **Quorum met, Proper notice was given.**
- **Andy Wall calls meeting to order**
- **Time: 7:00 P.M.**

The Parliamentarian Statement was given by Sally Kennemer.

Old Business:

- **Approve Minutes for April 21st, 2025. Minutes were tabled. Sally Kennemer first motions / Donny Lawson seconds Sally's motion, majority voted for the motion.**
- **Property Managers Report: Stephanie Harrison**
- **Financial Report: Stephanie Harrison**

New Business:

- **Discuss/approve road updates: Donny Lawson motions to go ahead with lower Steepleridge. Sally Kennemer seconds Donny's motion if the drainage is done.**
  Kathy Napierkowski votes no and stated for her reason needs to be added to the meeting minutes.
  Kathy stated that (1) it is unethical. (2) Bid Splitting per Texas State Law 209-0052.
  Kimberley M. Green - Abstains.
  Kathy Napierkowski – No
  Joseph Zielinski – Yes
  CJ Brown – No
- **Discuss/Amend/Approve Trailer Policy: Joseph Zielinski asked to table. Kimberley M. Green first motions. Sally Kennemer seconded Kimberley's motion/Unanimous.**
- **Discuss/Approve Bids for Scrap Yard: Kathy Napierkowski first motioned. Sally Kennemer seconded Kathy's motion/unanimous for Bid #2.**
- **Member Open Forum: Jan Cahill asked about community / lot for sale. Kenneth Sitzes asked about Marquee. Why the gate arm stays open was also asked.**
- **Executive Session: Grievance hearing and Board Discussion**
  a. **Adjourn Time: 8:04 p.m.**
  b. **Reconvene Time: 8:45 p.m.**
- **Synopsis**
- **Adjourn Meeting Time: 8:55 p.m. Sally Kennemer first motions. CJ Brown seconded Sally's motion/Unanimous**