Canyon Creek POA

Board of Directors Meeting Minutes

August 11th,2025

Board of Directors

President - Andy Wall

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 -7:01 p.m. Andy Wall Calls meeting to Order.

-CJ Brown is not present at this meeting and no proxy vote was given.

-Parliamentarian Statement: Was Given by Sally Kennemer.

Old Business:

-Approve Minutes for July 14th & Executive Sessions July 21st "Special Meeting"- Kimberley Green Motions to approve July 14th 2025 minutes as long as proper verbiage is written for "Contractors Holiday Work Schedule". Kathy Napierkowski seconds the motion. Vote- Unanimous.

Kathy Napierkowski Motions to approve July 21st 2025 Executive minutes once changes are made. Sally Kennemer seconded the motion. Vote- Unanimous.

-Property Manager Report: Given by Stephanie Harrison.

-Financial Report: Given by Stephanie Harrison.

New Business:

1. **Review/Discuss Steepleridge road bids-** Reviewed and discussed.
2. **Discuss/Amend/Approve New Construction Permit Fees-** Kathy Napierkowski motions to have Mobile Home Move In Permits, Mobile Home Move Out Permits, and New Construction Build Permits is to have no Refundable Deposit and Price to stay at $4250 per deposit. Sally Kennemer seconds the motion. Vote- Unanimous.
3. **Ballot Discussion-** Road Fund Fee & Change of Covent's & Restriction's vote will be add to upcoming Ballots.
4. **Sales of Canyon Creek Lots 395 & 396 (non-amenity) possibly 398 & 399-** Kimberely Green Motions to put lots 395 & 396 up for sale in Silent Auction. Joseph Zielinski seconds this motion. Vote- Unanimous.
5. **Review/Discuss/Approve playground material bid-** Discussion has been tabled until more bids for playground materials have been received.
6. **Discuss 4 in 1 Amenity Walking Trail-** Andy Wall gives updates.

Member Open Forum:

1. **Cregg Barron-** 4605 Eagles Nest. Wondering when the rest of the road will be finished since only half has been completed.
2. **L.V. Tennison-** River Ridge Ct. Wants to know if a plan has been made for drainage by his house. What is the plan? Start Date? Location of culverts? Starting & ending points?
3. **Carey Bowen-** Guadalupe Ct. Requesting additional culvert/drainage pipes under road because of flooding on their property and washing out dirt from under driveway.
4. **Janne Cahill-** 2515 Smokerise Trl. It depends on boards discussion for the night.

Executive Session: (Grievance Hearing)

1. **Adjourn Time:** 8:43 pm. Andy Wall adjourns for Executive session.
2. **Reconvene Time**: 9:13 pm. Andy Wall reconvenes meeting.

Adjourn Meeting Time: Joseph Zielinski Motions to Adjourn the meeting, Kathy Napierkowski Seconds, Vote- Unanimous. Time Adjourned is 9:14 pm