Canyon Creek POA

Board of Directors Meeting Minutes

September 14th, 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 - 7:00 p.m. Andy Wall Calls meeting to Order.

-Kimberley Green is not present at this meeting. Proxy vote was given to Andy Wall and Stephaine Harrison.

-Parliamentarian Statement: Was Given by Sally Kennemer.

Old Business:

-Approve Minutes for July 21st, 2025, Special Meeting & August 11th, 2025 Executive Minutes- Kathy Napierkowski Motions to approve the July 21st, 2025 Special Meeting minutes. Sally Kennemer seconds this motion. Vote- Unanimous. Kathy Napierkowski motions to approve the August 11th, 2025

Executive Meeting minutes. Sally Kennemer seconded this motion. Vote- Unanimous.

-Property Manager Report: Given by Stephanie Harrison.

-Financial Report: Given by Stephanie Harrison.

New Business:

1. **Executive Session; Board Discussion-** Tabled until next board meeting.
2. **Update on Steepleridge Dr. Road work-** Donny Lawson gives update on roads.
3. **Discuss/Review/Approve bids for Christoher Court Park-** Joseph Zielinski explains new bid for playground material. The board discussed and decided to move forward with the already approved bid by adding a concrete barrier for added support for the mulch material.
4. **Review/Approve Set back waivers-**
    1. **Shinny Homes LLC.-** 5801 Barkridge Dr. 12' Set Back – Approved.
    2. **Shinny Homes LLC.-** 5709 Barkridge Dr. 12' 6'' Set Back – Approved.
    3. **Shinny Homes LLC.-** 5707 Barkridge Dr. 12' Set Back – Approved.
    4. **DFW Pro-Builders-** 5703 San Jacinto Dr. 10' Set Back – Approved

Member Open Forum:

1. **William Carrera-** 2602 Santiago Dr.- Wants to pitch the idea of adding Ice Maker Machine busniess in Canyon Creek POA.

2. Janus Keppler- 5000 Moss Rock Trl. - Wants update on Moss Rock Progress.

3. Jane Blakely- 5004 Moss Rock Trl.- Wondering about the Road work and Bar ditches.

Adjourn Meeting Time: Joseph Zielinski Motions to Adjourn the meeting at 7:45pm, Kathy Napierkowski Seconds, Vote- Unanimous. Official Time Adjourned is 7:45pm on September 14th, 2025.