Canyon Creek POA
Board of Directors Meeting Minutes
January 12th, 2026

BOARD OF DIRECTORS:

President: Andy Wall
Vice President: Larry Britten
Assistant Treasurer: Kathy Napierkowski
Parliamentarian: Sally Kennnemer
Secretary: Kimberley M. Green
Board of Director: Joseph Zielinski
Board of Director: Donny Lawson

I **Call Meeting to Order 7: p.m. – Quarum Established, Proper Notice Given: Andy Wall**
II **Parliamentarian Statement: Sally Kennemer**

OLD BUSINESS:

I **Property Manager's Report: Kathy Napierkowski**
II **Financial Report: Kathy Napierkowski**
III **September 14th, 2025, meeting Minutes: Larry Britten first motions to approve minutes. Joseph Zielinski seconds Kathy Napierkowski's motion/Unanimous**
IV **September Annual Meeting Minutes: Kathy Napierkowski motions to approve minutes. Larry Britten seconds Kathy Napierkowski's motion/Unanimous**
V **November Special Meeting Minutes: Larry Britten motions to approve minutes. Sally Kennemer seconds Larry Britten's motion/Unanimous.**

NEW BUSINESS:

I **Approve 2026 Holiday Schedule: Larry Britten first motions to except schedule. Kathy Napierkowski seconds Larry Britten's motion/Unanimous.**

II Review/Approve bid to apply binding agent sealant to Barkridge: Larry Britten motions to except bid. Sally Kennemer second Larry Britten's motion/Unanimous.

III Review/Approve bid for drainage to Barkridge: Larry Britten motions to except bid. Kathy Napierkowski seconds Larry Britten's motion. Sally Kennemer, Donny Lawson, Kimberley M. Green votes to approve drainage bid and Joseph Zielinski abstains.

IV Review/Approve bid for drainage on Christine: Tabled until February meeting.

V Review/Discuss Road work on Christine: Tabled until February meeting.

VI Update on Christopher court: Joseph Zielinski suggested not cutting grass/grass would not burn.

VII Approve changes to Amended Comprehensive Rules and Regulations: Kathy Napierkowski motioned to approve changes. Larry Britten seconds Kathy Napierkowski motion/Unanimous.

VIII Member Open Forum:

a) Kisa Kearney: spoke about concrete truck dumping in front of her home going uphill. Asked about going around from VanHorne. Plans about paving Barkridge.
b) Michelle Rieth: Aqua-Protest, Terlingua/Burn Unit, get an estimate/complaint and file with PUC.

IX. Executive Session: Grievance Hearing

a) adjourn Time: 8:01 p.m. Joseph Zielinski motions/Larry Britten seconds Joseph Zielinski's motion.
b) Reconvene Time: 8:21p.m.

VII. Adjourn Meeting Time: 9:08 p.m.