

**CANYON CREEK
PROPERTY OWNERS ASSOCIATION
2300 CLUB DRIVE
GRANBURY, TEXAS 76048**

Minutes for Board Meeting on 10 April 2017

Regular Meeting was called to open session at 7:00 PM by Andy Wall, President at the Canyon Creek POA Clubhouse. Quorum was established and proper notice was given. Members present were:

Andy Wall, President
Gary Neill, Parliamentarian
Bryan Jacobs, Treasurer
Zech Swendsen, Secretary

Sally Kennemer, Vice President
Kathy Napierkowski
CJ Brown

Parliamentarian statement was given by Gary Neill. The Minutes for the Board Meeting of 13 March 2017 were motioned to be accepted by CJ Brown and accepted by a unanimous vote of the present members. Stephanie Wolfe delivered the Property Managers Report to the Board (Attachment A). The Financial Report was delivered by Bryan Jacobs (Attachment B).

New business was discussed by the Board. The first item to be discussed was boarded due to Mr Michael Cox not being able to attend the board meeting to discuss the engineer's report. The second item discussed was replacing unreadable and missing road signs from CJ Brown. Stephanie provided the information from the last sign bids into the discussion. CJ made the motion to get bids to replace just the missing or unreadable signs; the motion passed by unanimous vote.

The last item of new business was the discussion of a gate between Indian Harbor and Canyon Creek. Larry Rickert, as the Indian Harbor representative, discussed the need for Indian Harbor to have a second exit from Anaconda Trail area of Indian Harbor. Indian Harbor brought up the same location as discussed a few years prior where Chaco Trail in Indian Harbor could intersect Morningside Drive in Canyon Creek. The proposal from Indian Harbor was to split all costs 50/50 which Kathy asked why Canyon Creek would pay any costs associated with the emergency gate for Indian Harbor. The motion was made to table further discussion until the Canyon Creek Board members could evaluate the gate location, confirm the lots ownership, and a formal proposal with Indian Harbor could be provided by Sally Kennemer; motion passed with unanimous vote.

Open Board discussion was started by Kathy Napierkowski asking about the process for Board votes. Bryan motioned to discuss the Board SOP for the votes in question to executive session at the Monthly May Meeting. The motion passed with unanimous vote. The second item discussed by Kathy was repairing the fence in comparison to \$1 gate fee. The question is if the fee is covering the damages to the fences caused by people who cut through the fence to avoid the gate. The approved course of action at this time was for Stephanie to document the weekly expense of fence repairs.

Open Member discussion had participation from four property owners: Jane Cahill, Mark Nelson, Tex Barton, and Kenneth Sitzes.

The meeting was motioned to adjourn at 7:55 PM by Bryan Jacobs; passed by unanimous vote.

As recorded by Zech Swendsen, Secretary.