

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

Minutes for Board Meeting on 11 December 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	Sally Kennemer, Vice President
Gary Neill, Parliamentarian	Bryan Jacobs, Treasurer
Zech Swendsen, Secretary	CJ Brown

Parliamentarian statement was given by Gary Neill. The Minutes for the Board Meeting of 9 October 2017 were not available within proper time for Board review prior to meeting. The motion to table approving the minutes was made by Sally Kennemer and approved by a unanimous vote of the members. The Financial Report was delivered by Bryan Jacobs (Attachment B). Stephanie Wolfe delivered the Property Managers Report to the Board (Attachment A).

New business was discussed by the Board. The first item was the discussion of the 2018 Operating Budget for Canyon Creek POA. The Board discussed the areas with increases with note of the increase budget amounts for a new patrol vehicle, a new tractor for Maintenance, and a pay raise for the hourly employees. Bryan Jacobs motioned to accept the 2018 Operating Budget as submitted; motioned passed by a unanimous vote.

The second item of new business was from Zech Swendsen in regard to the Permit fees and deposit amounts. The discussion was started by looking at the current permit deposits and actual amount kept by the POA office in regards to the majority of the permits deposit was fully refunded at completion of the deposit. Andy Wall brought up that none of the deposits covered possible damages to Canyon Creek property or roads, or Office Staff time to process the documents. The Board discussed different changes to the deposit and permit fees. Bryan made the motion to change the non-refundable fee to \$50 and the deposit fee to \$250 for all permits other than new construction and mobile home related. The motion passed with a unanimous vote in approval. There were no items of Open Board Discussion.

Open Member discussion had participation from four property owners: Don Dearmore, Kelly Poe, Jane Cahill, and Pam Denton.

The meeting was motioned to adjourn at 7:49 PM by Bryan Jacobs; passed by unanimous vote.

As recorded by Zech Swendsen, Secretary.