

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

Minutes for Board Meeting on 9 January 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
Zech Swendsen, Secretary

Sally Kennemer, Vice President
Kathy Napierkowski

Parliamentarian statement was given by Gary Neill. The Minutes for the Board Meeting of 12 December 2016 were motioned to be accepted by Sally Kennemer 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 A. Wall (Attachment B).

New business was discussed by the Board. The first item discussed by the Board is the condition of the street and traffic signs in Canyon Creek by Andy Wall. A motion was made by Zech Swendsen to get a bid on replacing all the street signs. The vote passed by unanimous vote. The second item of new business was to request a review of the governing documents and Board operating procedures in accordance with Texas state law by Zech Swendsen. The Board did not take action on any changes at this time. Kathy Napierkowski brought up the lack of a documented process for getting bids. Andy directed Kathy to draft a recommendation for a bidding process for Canyon Creek.

The Board's Open discussion was started by Kathy Napierkowski wanting to know what course of action the Board wanted to take about the paving work performed on Christine Drive. Andy Wall stated that the road has a 1 year warranty from All-American Paving and the road was still covered under warranty. Kathy's second question was if the Board had a plan of action for major road repairs in 2017. Andy set the February 2017 regular monthly meeting to be for planning a course of actions on the roads in 2017. Kathy's last question was for Stephanie as to why the January dues notices all showed to be past due. Stephanie responded it was an error in QuickBooks on all the notices. The last item of Open Board Discussion was from Zech asking about the condition of the playground equipment at the small pool. The equipment has several pieces of wood that are rotting. Andy replied that he would have the equipment checked and see what repairs were feasible to be done.

Open Member discussion had participation from only Tex Barton. He brought a paver from Elite Asphalt to discuss the roads. The recommendation was made to get an engineer to design a repair process for the roads.

The last item of business was for Andy Wall to read aloud an apology letter from a property owner who had an outburst at the previous monthly meeting.

The meeting was motioned to adjourn at 8:02 PM by S. Kennemer; passed by unanimous vote.

As recorded by Zech Swendsen, Secretary.