

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

Minutes for Board Meeting on 10 July 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 6 June 2017 were motioned to be accepted by Bryan Jacobs and accepted by a unanimous vote of the 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 was the 2017 Ballot items. First item was a petition to put the approval of chickens on the ballot again from Julie Villanueva. There were 17 verified names on the ballot and 24 names without address information. The Board had questions about the proposal that could not be answered since the person who submitted the proposal was not present. Bryan motioned to deny putting the chicken proposal on the ballot as written; Kathy, Sally, CJ, and Zech voted for the motion. Gary abstained from the vote. The second item was a proposal regarding the term limit restrictions for Board of Director positions submitted by Zech Swendsen. Discussion was made about the proposal which removes the restrictions regarding the term limits. Sally made the motion to put the proposal on the 2017 Ballot. The proposal passed with a unanimous vote. The third proposal was to allow mobile homes onto additional streets from Kathy Napierkowski. There was discussion about the number of mobiles that have moved in since the last time this type of change was made and the potential impact of home values and new construction if this happened. Kathy made the motion to put the proposal on the 2017 Ballot with Bryan and CJ voting for the motion. Gary, Sally, and Zech voted against the motion; the vote was tied at 3-3 and Andy voted against the proposal to break the tie 4 against, 3 for. The motion did not pass.

The second item of new business was to review the submitted 2017 Board of Director packets. Only two packets were received completed and on time as specified by the directions: Kathy Napierkowski and Sally Kennemer. The motion to accept both packets and put them on the 2017 Ballot was made by Bryan. Gary, CJ, and Zech voted in support of the motion; the motion passed. Sally and Kathy abstained from the vote.

The third item of new business was a new fine schedule for permit violations from Zech Swendsen. The proposal was written up and outlined three levels of violations and fine amounts for permanent and non-permanent permits. The Board discussed the enforcement and collection of the fines. The modification was made to split any permit fines collected under the new fine schedule to be split 50/50 between the Road and General funds. The motion to accept the Proposed Permit Violation Fine Schedule as submitted was made by Bryan; passed by unanimous vote in support.

The fourth item of new business was discussion of a proposed Builders Application packet. The packet was recommended by the Association's attorney. The Board discussed the purpose of the packet and made one change to the packet. The first line item requesting a specific Canyon Creek lot info was removed since the packet is not lot specific. The motion to accept the packet as submitted with the noted change was made by Gary and passed by unanimous vote of the Board.

The fifth item of new business was in regards to changes to the Fence and Site Built permits. Andy Wall stated the Fence Permit needed an addendum stating that any fence built in an easement space is the responsibility of the owner and not Canyon Creek's. This will remove the need for so many variances to be approved and speed up approval time for Fence Permits. The Site Built permit was modified to require a dumpster or trash receptacle after form boards are set for the slab. Zech motioned to accept modification to the Site Built permit. The motion passed by a unanimous vote. Bryan motioned to modify the Fence Permit by adding "fence in the easement is the responsibility of the property owner if any access is required in the future". The motion passed with a unanimous vote.

The sixth item of new business was regarding deposit increase vs insurance for permits regarding building and mobile homes. The discussion was about the current deposit of \$1,000 has not covered any recent road repairs when new construction or mobiles damaged the roads. The Board discussed increasing the road deposit to \$2,500 for new construction and mobile home permits and that all deposit checks should be deposited as soon as possible to protect Canyon Creek. Gary made the motion to raise the road deposit to \$2,500 and deposit the checks as soon as possible. The vote passed with unanimous support.

The seventh item of new business was to revisit the requested emergency gate with Indian Harbor by Gary. The discussion was made that the Board did not have any interest in the proposed gate with Indian Harbor Property Owner's Association. The emergency gate provided no benefit to Canyon Creek residents in regards to emergency response times, additional exits in bad weather, and there was no security outline for the gate when not in use.

Open Board discussion opened up with discussion from Kathy about the state of exterior of the POA Clubhouse. She had noticed places where the trim and wood was missing chunks of material and requested the Board look at the areas for discussion at the next meeting. Sally discussed the closures of the pools and asked about the repair costs. Stephanie responded that the property owner responsible for the person who caused the pool to be shut down has been mailed a bill for the last cleaning.

Open Member discussion had participation from 2 property owners: Lindsey Hamilton and Brent Hall.

The meeting was motioned to adjourn at 8:45 PM by Bryan Jacobs; passed by unanimous vote.

As recorded by Zech Swendsen, Secretary.