

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

Minutes for Board Meeting on 6 June 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 Kenemer, Vice President  
Kathy Napierkowski  
CJ Brown

Parliamentarian statement was given by Gary Neill. The Minutes for the Board Meeting of 8 May 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 Executive Session started at 7:05 PM and ending at 7:55 PM. Immediately following Executive Session the Board voted on two items from the session. Item 1 was motioned by CJ Brown and passed with Sally, Bryan, Kathy, and Zech voting in favor; Gary voted against the motion. Item 2 was motioned by Bryan and passed with a unanimous vote in support.

The second item of new business was discussion about the permit for permanent vs non-permanent structures procedures for approval by Andy. The procedure sheet outlined the process for the different permits to be submitted for approval. Bryan Jacobs motioned to accept the changes to the permanent vs non-permanent structures procedures as presented. The motion passed with a unanimous vote. The third item of new business was discussion of permit fee changes. Discussion was made about the non-refundable and refundable amounts for the different permit types. Kathy made the motion to table the permit fee changes until the next meeting; motion passed by unanimous vote.

The fourth item of new business was to discuss increases the selling price for lots sold by the POA office by Zech. The previous price had been set at \$300 more than five years earlier. The price increase was to compensate for the tax increase and increase in property values over the last five years. Zech made the motion to sell the POA lots at half the appraised value of the lot. The motion passed with votes from Gary, Sally, Bryan, and CJ; Kathy abstained from the vote. The fifth item of new business was discussed some with the fourth item; but was reiterated that the appraised values for the majority of the lots had went from \$1,000 to \$2,000; with some lots going up to \$6,000 in appraised value.

Open Board discussion opened up with discussion about how many Board member signatures are required for approval on a permit. The discussion centered around non-permanent vs permanent structures and if a variance was requested. Any permit requiring a variance was to be discussed by all Board members. Zech made a motion for two signatures for a non-permanent structure permit and four signatures for a permanent structure. The motion passed with a unanimous vote of the Board.

Open Member discussion had participation from 12 property owners: Jane Cahill, Bob Cahill, Ross Downs, Sherri Robertson, Lisa Merriman, Brenda McCameron, Jim Sagor, Tex Barton, Mark Nelson, Bill Haynes, Sr, Jack Little, and Michelle Freeman.

The Board reviewed and approved a permanent structure permit submitted by Tex Barton.

The meeting was motioned to adjourn at 9:23 PM by Bryan Jacobs; passed by unanimous vote.

As recorded by Zech Swendsen, Secretary.