

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

Minutes for Board Meeting on 8 May 2017

Regular Meeting was called to open session at 7:02 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 10 March 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). She did state that the Board needs to start planning for the 2017 Ballot and the Chili Cook Off. 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 attending the meeting; he did not provide notice he would not be in attendance. The second item discussed was bids for replacing the old street signs. Two companies responded and the Board had questions in regards to materials used and prices. Bryan Jacobs motioned that the sign bids be tabled until the requested information could be provided. The vote passed 5-1 with only Zech Swendsen voting against the motion.

As item 3 of the new business the Board adjourned to Executive Meeting at 7:20 PM. The Board adjourned from Executive Meeting at 7:32 PM. The Open Board Discussion started with two building permits from Tex Barton. The first was tabled due to no plans being with the permit. The second permit requested a variance for square footage to less than 1300 sq ft. The reason for the variance request was due to septic issues as stated by the builder. The Board tabled the permit until more information could be provided in regards to the septic requirements vs the homes square footage on the lot. The second item of discussion was from Kathy in regards to the Gate \$1 cost vs fence repairs due to people cutting the fence. Stephanie stated the repair costs varied depending on the damages done to the fence. A better material cost breakdown was requested. The final item of Open Discussion was about the Property Tax increase from Hood County. All CCPOA lots taxable value went up this year which raised the operating costs of the POA.

Open Member discussion had participation from two property owners: Tex Barton, Janet Cahill

The meeting was motioned to adjourn at 8:12 PM by Bryan Jacobs; passed by unanimous vote.

Email communications to the Board in regards to the street signs was started on 18 May 2017 with the requested information. The Board discussed the cost vs size of the stop signs and the different bids. No official vote was called.

As recorded by Zech Swendsen, Secretary.