

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

Minutes for Board Meeting on 14 August 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 10 July 2017 were motioned to be accepted by CJ Brown 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 discussion of employee uniforms from Zech Swendsen. The discussion was to see if there was interest from the Board and the Property Manager in regards to a proposed uniform and requirements from which to build a cost analysis from. There was an expressed interest and Zech will continue to get potential costs for the next meeting. There was no action taken at the meeting about the uniforms. The second item of new business was to re-visit the sub-division signs quotes. Stephanie provided the latest quotes from the two companies that were discussed initially. Bryan Jacobs made the motion to purchase the required street and 18" stop signs from Emedco Signs; the motion passed with a unanimous vote.

The third item of new Board business was the discussion from Stephanie about the maintenance equipment. There are multiple pieces of equipment that need to be used to repair the roads and maintain the grounds that need repairs. The biggest problem Stephanie has had was getting mechanics to come repair the dump truck. Bryan made the motion for Stephanie to get estimates for repairs from three sources and it passed by a unanimous vote. The fourth item of new business was from Kathy Napierkowski about getting repairs for the POA Clubhouse. There was discussion led by Kathy among the Board about getting a home inspector to come inspect the building. Bryan Jacobs made the motion to get the POA clubhouse inspected by a certified home inspector about what repairs need to be made. The vote was split 3-3 with Gary Neil, Bryan Jacobs, and Kathy Napierkowski voting for the motion and CJ Brown, Sally Kennemer, and Zech Swendsen voting against. Andy Wall cast the tie breaker vote against the motion; the motion failed.

The fifth item of new Board business was from Andy about alternating which pool is open for the remainder of the season. The discussion centered on recent issues with people using the pools that caused expensive cleaning bills and not having enough staff to monitor both pools at the same time. There was discussion about closing just the small pool vs alternating and what could be done to prevent the issues at the pools. Bryan made the motion to alternate which pool is open till the end of the 2017 season. The vote passed with only Kathy Napierkowski voting against the motion.

Open Board discussion opened up with discussion from Gary Neil about wanting the hours of the Burn Unit open later during the summer. The Board had discussion about the current hours and reasons from Stephanie in regards to personal on duty and keeping unauthorized items out of the unit. The hours will be decided by Stephanie based on available staff and season. There was discussion from Stephanie about a property owner receiving a charity pay off for their new mobile home due to their current home being unrepairable. The motion to wave road fees for the mobile permit to be moved out and into the subdivision was made by Zech Swendsen. The vote passed by a unanimous vote.

Open Member discussion had participation from one property owner by called in statement to Stephanie: Brenda McCameron

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

As recorded by Zech Swendsen, Secretary.