

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

Minutes for Board Meeting on 11 September 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 14 August 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). She also read aloud a letter that was being unanimously mailed to members of the community about the builders taking down the trees and “ruining the community”. 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 about possible logo requirements and size, shirt material, and the different factors making it difficult to get a specific cost quote. Open Board discussion opened up with discussion from Zech Swendsen. Stephanie had listed off the major repairs the current patrol truck had received and that it was still having problems. The condition of the truck and potential need for replacement was noted by the Board.

Open Member discussion had participation from four property owners: Jane Cahill, Andy Wall, Tex Barton, Jim Sager, and Richard Burges. Andy Wall and Tex Barton discussed Mr. Barton wanting to repave San Saba Road. The Board heard from Mr. Barton in regards to what company he wanted to use and the scope of the repave project. Tex Barton said he already had a quote from Elite Paving to repave the road, cut the drainage ditches, and remove the overgrowth from the allowed road easement. Bryan Jacobs made the motion to allow Tex Barton to repave San Saba Road with Elite Paving. The motion passed with a unanimous vote. The tree debris from the repave project are allowed to be discarded in the community burn unit.

The meeting was motioned to adjourn at 8:11 PM by Bryan Jacobs; passed by unanimous vote.

As recorded by Zech Swendsen, Secretary.

PROPERTY MANAGERS REPORT

Nancy's collection report:

Nancy's collections for September of 2017 is \$6447.00

YTD \$69,981.00

Property business: August 2017

0 Canyon Creek Lots sold

5 lots sold person to person

7 resale certificates

Incident reports:

30 incident reports for September

1 home in unit 7 reported stolen gasoline from vehicle

1 home in unit 7 break in reported, broken windows, vacant home

1 home in unit 7 break in reported in shed

1 home in unit 2 break in reported in shed

Violation Letters:

6 violation letters mailed out

4 Fines sent

3 fines paid = \$200.00

Property Business:

Theft throughout the community has worsened in the last 2 months. I have increased patrol hours to almost 24 hours per day and created a detailed list of check points for patrol to visit numerous times throughout their shift. All thefts have been reported to the sheriff's department but no leads or arrests have been made. Into this month we have had two new reported break ins. Two sheds were wiped clean of power tools and lawn equipment on creek drive and Mercedes.

I have hired a new full-time maintenance person whose main job responsibility will be mowing. Maintenance has used another truck load of cold patch back in unit 9 and hopefully we will get one more truck load done before winter. At that time maintenance will begin tree trimming and putting up new street signs and stop signs.

As of this morning I have another piece of equipment down and another on its way. The old Kubota tractor will not stay running once it gets hot. Ricky has begun the process of elimination trying to diagnose the problem. All the welds are busting loose on the new Kubota tractor from the brush hog. Which will need attention pretty quickly. The left blinker and left brake light on the patrol truck is out for the third time which has been taken to the mechanics shop twice for repairs. The seat and arm rest has complete metal showing throw and has started injuring the employees.

I will have the budget complete for next months meeting and will be asking for funding for new play ground equipment at the small pool park and also another patrol vehicle.

Newsletters will be going out tomorrow 10/10/17 and past due statements will be going out this month as well.