

**CANYON CREEK  
PROPERTY OWNERS ASSOCIATION  
2300 CLUB DRIVE  
GRANBURY, TEXAS 76048  
817-573-3371 Office 817-279-9022 Fax**

**Board Meeting 11-12-2013 at 7:00pm**

**Open Session:** Andy Wall, President calls the meeting to order at 700. Quorum is established and proper notice was given.

**Present:**

Gary Neill- BOD	Stephanie Wolfe- Property Manager
Andy Wall-President	Bill Coward- Vice President
Julie Villanueva- Treasurer	Megan Swendsen- Secretary
Sally Kennemer- Parliamentarian	Bryan Jacobs-BOD

Sally Kennemer, Parliamentarian and Sergeant-at-arms, gave the Parliamentarian statement and welcomed the members in attendance.

**Open Session:** Andy Wall, President calls the meeting to order at 700. Quorum is established and proper notice was given.

**Present:**

Gary Neill- Bod	Stephanie Wolfe- Property Manager
Andy Wall-President	Bill Coward- Vice President
Julie Villanueva- Treasurer	Megan Swendsen- Secretary
Sally Kennemer- Parliamentarian	

**Absent:**

Bryan Jacobs-BOD

Sally Kennemer, Parliamentarian and Sergeant-at-arms, gave the Parliamentarian statement and welcomed the members in attendance.

**Old Business:**

I. Minutes from 08/19/2013 were approved.

Motioned to approve: Julie V.

Second: Bryan Jacobs

In Favor: unanimous

II. Property Manager Report- Stephanie Wolfe gave property manager report. See attached.

Gary N. motions that we offer a \$250 reward for information leading to an arrest and conviction of a person/persons responsible for the vandalism at small park/pool area.

Pam Denton offered to pay for said reward.

Megan S. seconds motion

In Favor: Unanimous.

III. Financial Report: Julie Vallianueva reported for the end of October

Checking account \$128,772

Money Markey \$81,549

Road fund \$9,235

Nancy has collected \$4,704 in October.

Motion to accept: Gary N.

Second: Sally K.

In favor: unanimous

IV. Re-Visit Ballot information for Website:

Bill C. has researched the Texas law and has the following motion:

Motion: Place bios and amendments on website so that we can just mail out one ballot per lot to announce vote. Owners can request by mail or phone a paper ballot with the bios and amendments and we will mail it to the owners who request it.

Julie V. seconds motion

In favor: Unanimous

- V. Re-Visit Wise Eyes: Sally K. has talked to Jesse and has received a couple signs to place around the community for wise eyes and hood county watch. Jesse also provided us with booklets to take notes on suspicious activity and turn into the wise eyes or guards. We need to set up a meeting for wise eyes. Next year Sally is planning on having Cathy and Sherriff Deeds come meet with wise eyes.
- VI. Andy W. asks the forum what their opinions are on ways to get the community involved in the Wise eyes. Board discusses different ideas on pot luck and how to combined pot lucks with wise eyes and beautify CC.

**New Business:**

- I. Property Manager has ideas for raising money for clean up for CC: Stephanie's ideas for the raising of funds for the clean up for Canyon Creek are having a game nights, men's nights, woman's nights, a Community Garage Sale where people donate the items and the profits go towards the clean up, leftover items go to a donated origination. A bake sale or community dinner, board would cook and charge \$5 and profits go to the clean up. When we do dinner we can draw the lot that we are targeting for clean up and advertise it at the dinner. Further discussion on the process of cleaning up lots and issues that may occur. Julie V wants to set

- up a pot luck/meet and greet for December 14<sup>th</sup> at 5pm to introduce wise eyes and the clean up.
- II. Open Board Discussion on item not on Agenda:  
Julie V. would like to look at placing an information board by the mail boxes. We could do a glass board so that papers don't fly around. Andy W to get bids and costs.  
Julie V. suggests that a couple other units besides 3 and 8 have smaller camper lots and we list specifically which lots on the ballot are up for the camper lot change (example: Unit 8 lots 200-230). Andy W. suggests that we also add the defined restrictions and use of the camping lots will be. Julie V wants the board to consider that if the vote passes for the camper lots that the camper lots that have back dues be forgiven for the past dues up to a certain date. Board Discusses further.
- III. Julie V. wants us to use the same guidelines for the employ Christmas party and bonuses and that we leave it up to the property manager to decide.  
Motion: Julie V  
Second: Megan S  
In favor: Unanimous

**Members open Forum:**

None

Megan S motions for the meeting to adjourn  
Bryan J. seconds  
In Favor: unanimous  
Meeting adjourns at 8:28pm