

Canyon Creek Homeowners Association

Date: Tuesday, May 17, 2016

Place: Church at Canyon Creek

9001 Ranch Road 620 N

Austin, Texas 78726

Board Meeting Minutes

Board Members:

Mark Rowe – re-elected 2015
Brett Funderberg – elected 2016
Tim Miller – re-elected 2015
Chris Burke – elected 2015
Cheng Wooster – elected 2016
Jetti Nasrallah – re-elected 2016
Russell Jakala – re-elected 2015

1. Call to Order

Mark Rowe called the meeting to order at 7:01pm. A quorum was established by the board members in attendance: Mark Rowe, Tim Miller, Jetti Nasrallah, Brett Funderberg, Russell Jakala and Cheng Wooster. Property manager Celeste Schulz and Jamie Richardson were also in attendance.

2. Review of Last Board Meeting Minutes – 10/19/15

The minutes were provided for review. *Russell Jakala motioned to approve the October 19, 2015 board meeting minutes as presented. Jetti Nasrallah seconded the motion. The motion carried 6-0.*

3. Committee Reports / Updates / Volunteer Recruitment

- a. Architectural Review Committee – John Connors
 - There have been no significant projects so far this year.
- b. Public Relations Committee
 - A report was not provided.
- c. Amenities Committee – Jetti Nasrallah
 - Two new outdoor showers
 - Four new benches
 - Volleyball court has been renovated; the pathway lighting to the volleyball court has been installed
 - Reserve study report recommended making improvements to the pool entrance area; they are looking at enclosing the bathrooms.
- d. Landscape Committee – Russ Jakala
 - Even after such a wet year, many residents are letting their lawns go. Overgrown bushes need to be trimmed back. Russ reminded everyone to keep their landscaping tidy and keep weeds at a minimum because it affects the entire neighborhood. Russ will use social media to spread the word.
 - *Action Item – Celeste will have the stone monument power washed because it is starting to turn black*
 - *Action Item – Celeste will have them address the Crossland monument also because the stucco is chipping off*

- e. Greenbelt Committee – John Connors
 - The Canyon Lands are owned by the neighborhood but are also part of a preservation easement that is a protected habitat. The HOA can perform annual maintenance but nothing invasive. We are not allowed to put in new trails or expand. Fish & Wildlife can disallow usage. John is the liaison with the trust fund managed in Marble Falls by Frank Riley. Frank has been unresponsive and has not provided the fund’s financial reports for the past two years.
 - *Action Item – Celeste will have the attorney request the financial statements from Frank Riley regarding the trust*
4. Manager’s Report – Celeste Schulz

The 2016 financial and violation reports were presented.
5. New/Old Business
 - a. Community Registry – Randy Lawson
 - The HOA is now officially listed on the City of Austin’s community registry so the HOA will be notified of any development or rezoning applications.
 - b. Reserve Study
 - The report highlighted the need for updating the bathhouses and the concrete fence along Boulder. They will be surveying the area when they begin on June 22nd. The concrete fence work is repaired staggeredly. Replacement of pieces may result in variations of color. The owner of the concrete company told Mark it is hard to match the existing concrete color for two reasons: 1) the color fades over time and 2) different batches make a color hard to replicate. Budget for fence repair work this year is \$25,000.
 - c. Board Reorganization from Annual Meeting
 - President – Mark Rowe
 - VP – Russ Jakala
 - Treasurer – Brett Funderberg
 - Secretary – Cheng Wooster
6. 2016 Meeting Schedule
 - a. Tuesday, June 28, 2016 – 7pm, Church at Canyon Creek – Board meeting
 - b. Tuesday, August 30, 2016 – 7pm, Church at Canyon Creek – Board meeting
7. Adjournment

Mark Rowe motioned to adjourn the meeting. Brett Funderberg seconded the motion. There being no further business, the meeting adjourned at 8:05pm.