

Canyon Creek Homeowners Association

Date: Tuesday, August 30, 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 7:00pm. A quorum was established by the board members in attendance: Mark Rowe, Tim Miller, Jetti Nasrallah, Brett Funderberg, Russell Jakala, Chris Burke and Cheng Wooster. Property manager Celeste Schulz and Jamie Richardson were also in attendance.

2. Review of Last Board Meeting Minutes from May 17, 2016

The minutes were provided for review. *Russell Jakala motioned to approve the May 17, 2016 board meeting minutes as presented. Tim Miller seconded the motion. The motion carried 7-0.*

3. Committee Reports / Updates / Volunteer Recruitment

a. City of Austin Liaison report – Randy Lawson

- Randy is notified when there are updates from the city of Austin on developmental activity around our neighborhood.
- Area of interest is within the boundaries of 620/Anderson Mill/360/2222
- New storage warehouse on 7.8acre tract across from Apple Imports is currently being constructed. In order to have City Council approval, the owner agreed to limit traffic volume. Randy is following up on this development.
- Champions tract 3 – The new proposal is to build 325 new apartments and a greenbelt area. This proposal comes up for review in front of City Council on September 22nd. It is a public hearing and if there are any questions, contact Randy at RandyLawson96@gmail.com.

b. Architectural Review Committee – John Connors & Lauri Fisher

- The committee is conducting regular reviews every month.

c. Amenities Committee – Jetti Nasrallah & Chris Burke

- New rollers were purchased for the tennis court to remove water from the court. They will be assembled this week and be available to use as needed.
- Security cameras have been installed.

- The basketball court vandalism issue has been resolved.
- The four new benches have been well received by the neighborhood.
- New outdoor showers and paint update have been well recognized by the residents this summer.
- The only unresolved issue has been with people not reserving the pool in advance for pool parties. This creates a safety issue for the lifeguards and needs to be addressed. Pool parties need to go through proper scheduling and application process, as notified to residents through various media outlets.
- A resident in attendance requested for the board to consider adding children's court size lines to the tennis courts so kids can play too; the board will request bids from a couple vendors and proceed from there.
- There was a lot of positive feedback about the lifeguards this season.

d. Landscape Committee – Russell Jakala

- The committee is focused on the overall beautification of the neighborhood.
- They are currently looking for a new landscaper that services large HOAs. They are currently reviewing five bids but have not chosen one yet.
- The issue with the front entry plants will be addressed.
- Approximately 200 new trees of various types have been planted. Some beautification changes will be happening this Fall.

e. Greenbelt Committee – Brett Funderberg

- The Canyon Lands are owned by the neighborhood but are also part of an conservation easement, that is a protected habitat. The HOA can perform annual maintenance but nothing invasive. The trust fund is managed in Marble Falls by Frank Riley. The fund's financial reports were finally provided to the board.
- Annual trail service is usually performed in spring. Other maintenance requests are reviewed on as needed basis.
- The greenbelt committee is focused on fire safety, trail maintenance and keeping the trees trimmed.
- *Action item – Brett and John will get additional bids for cleanup crews*

4. Manager's Report – Celeste Schulz

The 2016 financial and violation reports were presented.

- A resident is interested in researching the process required to make the roads private; he offered to do the research and present it at the next meeting.
- *Action item – Celeste – add the above topic to the next meeting agenda*

5. New/Old Business

- 2017 Budget – All budget proposals need to be submitted to Celeste by October 13th.
- Garage Sale – September 24th and 25th

6. 2016 Meeting Schedule

- Board meeting – Tuesday, October 25th at 7pm, Church at Canyon Creek

7. Adjournment

Mark Rowe motioned to adjourn the meeting. Cheng Wooster seconded the motion. There being no further business, the meeting adjourned at 8:38pm.