

# Canyon Creek Homeowners Association

Monday, May 22, 2017

Church at Canyon Creek

9001 Ranch Road 620 N

Austin, Texas 78726

## **Board Meeting Minutes**

### 1. Call to Order

Chris Burke called the meeting to order at 7:00pm. A quorum was established by the board members in attendance: Chris Burke, Mark Weaver, Tim Miller, Jetti Nasrallah, Brett Funderburg, and Russell Jakala. Property manager Celeste Schulz and Jamie Richardson were also in attendance.

### 2. Approval of March Board Meeting Minutes

The March board meeting minutes were reviewed. ***Brett Funderburg motioned to approve the March 30, 2017 board meeting minutes as presented. Jetti Nasrallah seconded the motion. The motion carried 6-0.***

### 3. Member Communications

- The pool will be open on Memorial Day.
- The group of kids that were using the pool as a hangout are now meeting in the pool parking lot to smoke. Chris will follow up.
- The website has had 2700 views. About a quarter of the HOA (330 members) still do not have emails on file.

### 4. Committee Reports

#### a. Architectural Review Committee – John Connors & Lauri Fisher

- Architectural approval requests can be made online
- ARC Reports available on ARC Manager
- The ARC training module is now available to board members
- ARC info to be posted on HOA website
- The committee completed their review yesterday
- Received the first request ever for an all metal roof; the ARC denied the request but they are planning to put together a metal roof policy to present to the board.

#### b. Amenities Committee – Jetti Nasrallah & Chris Burke

- The pool opened April 1<sup>st</sup>
- The pool will be open on Memorial Day
- Lifeguards will be full time once school is out
- Jetti will try to bring the amenity center plans to show at the next board meeting

#### c. Landscape Committee – Russel Jakala

- The landscape committee is focused on the overall beautification of the neighborhood
- Perfect Cuts has been very attentive
- The front entrance landscaping has been enhanced: the shrubs and plants that were lost over the cold winter have been removed and replaced with more colorful plantings like knockout roses.

- More lighting has been added
  - Mulch has been put in along Boulder Lane
  - The barren areas under the trees will continue to be filled in
  - The irrigation guy has been doing really well keeping water costs down; currently at about 1/3 of what was spent on water during this period last year
  - Celeste recommended having a map drawn up to show what areas are currently being cut and which areas are not
  - Brett will contact a surveyor about getting a bid to complete an official survey
- d. Greenbelt Committee
- No report given.
- e. Resident Officer's Committee
- No report given.
- f. Other Committee Business
- No other business was discussed at this time.
5. Manager's Report – Celeste Schulz
- a. The 2016 audit was completed and the report said the HOA is in good standing.
  - b. The 2017 YTD financial and violation reports were presented.
  - c. The 2017 YTD violation report was presented.
  - d. Inspection drives – ***Brett Funderburg motioned for Goodwin Management to complete two inspection drives each month, beginning June 1, 2017. Chris Burke seconded the motion. The motion carried 6-0.***
6. Old Business
- a. Fine Policy
    - The proposed fine policy update was put out to the neighborhood. ***Brett Funderburg motioned to approve the updated fine policy as proposed. Tim Miller seconded the motion. The motion carried 6-0.***
  - b. Overnight Parking restrictive covenant
    - The board discussed the legal limitations with regard to implementing an overnight parking restrictive covenant.
    - The board will clean up the Q & A and remove the waiver text and then put it out to the neighborhood.
7. New Business
- a. Review and approve resolution establishing Trailhead Park Committee
    - ***Tim Miller moved to adopt the resolution establishing the Trailhead Park Committee. Brett Funderburg seconded the motion. The motion carried 6-0.***
  - b. Event Policy
    - ***Brett Funderburg moved to approve the event policy for publication to the membership for comments. Tim Miller seconded the motion. The motion carried 6-0.*** The board will vote on the event policy at the board meeting held on Monday, July 24<sup>th</sup>
  - c. 2017 Meeting Schedule – 7pm at the Church at Canyon Creek
    - Monday, July 24<sup>th</sup>

- Wednesday, September 20<sup>th</sup>
- Monday, October 23<sup>rd</sup> – Budget Meeting
- Monday, November 13<sup>th</sup>

8. Adjournment

***Brett Funderburg motioned to adjourn the meeting. Russell Jakala seconded the motion. There being no further business, the meeting adjourned at 8:18pm.***