

Date: Wednesday, September 20, 2017

Location: Church at Canyon Creek

Board Meeting Minutes

1. Call to Order

The meeting was called to order by Chris Burke at 7:00pm. A quorum was established by the board members in attendance: Chris Burke, Cheng Wooster, Jetti Nasrallah, Mark Weaver and Russ Jakala. Celeste Schulz and Jamie Richardson were also in attendance.

2. Approval of July Board Meeting Minutes

Jetti Nasrallah moved to approve the July 24, 2017 board meeting minutes as presented. Russ Jakala seconded the motion. The motion carried 5-0.

3. Member Communications

- Pool looks good
- Windbreakers were knocked down on the tennis courts
- PVC pipe has fallen down near camera at the pool entrance, the electrical pipe needs to be replaced. Celeste will contact vendor to replace it.
- Question about who owns the retention pond on Crossland;
 - It's owned by the City of Austin
 - Call 311 to report concerns about drainage issues and mosquitos

4. Committee Reports

a. Architectural Review Committee – Dave Marshall provided the ARC update.

- YTD stats:
 - 48 submittals
 - 39 approved
 - 9 currently in process
 - 2 are aging due to incomplete information
 - 7 pending review
 - 17 days average response/turnaround time
- All exterior property modifications must be approved by the ARC.
- Resident Randy Lawson added that all City of Austin permits are now searchable online on City of Austin website.
- An ARC review of the bathhouse needs to be scheduled.
- ARC members are putting together a proposal to approve metal roofs with guidelines.
- Articles in preparation for the HOA website:
 - Article about xeriscaping
 - Article about wildlife in urban environment

b. Amenities Committee – Jetti Nasrallah and Chris Burke presented the Amenities update.

- Amenity Center update:
 - Architect is finishing the drawings
 - Permits going through with the City
 - Still within budget
 - Planning to break ground in November
- Replaced two umbrellas at the pool
- Pool incident: table and chairs were thrown in the pool this past weekend.

c. Landscape Committee – Russ Jakala provided the Landscape update.

- Russ and Phil went out to look at a dam issue in the neighborhood off Sebrite.

- Planning to clear out the brush and growth
- Planning to trench to divert the water to ravine
- Phil is getting a quote for the trenching
- Funds have been allocated in the 2018 budget for additional mowing
 - The three areas will be mowed 4 times in 2018
- Funds have been allocated in the 2018 budget for a chipper
 - November 18-19, 2017
 - April 28-29, 2018
- Mark posted a request for a master gardener and a representative from AFD to consult with the landscape committee on fire-wise information concerning greenbelts.

d. Other Committee Business

- Russ is concerned with the deterioration of the overall appearance of the neighborhood, more action needed on residents to report unkempt properties (i.e. Lawns not maintained, fences in need of repair, etc.) to the Board.
- Celeste said two steps have been taken to combat this problem:
 - Adoption of a fine policy, effective July 1st
 - Increased inspections to twice a month

5. Manager's Report – Celeste Schulz

- a. The 2017 YTD financials were presented.
- b. The 2017 YTD violation report was presented.

Canyon Creek
Violation Overview
1/1/2017 to 9/26/2017

1) Total Property Violations:	418
2) Violations of at least 3 or more (by Property Address):	102
3) Number of Violators (From #2 Above):	27
4) Violation by Type:	
(27 owners make up 24.40% of the total violations.)	
1. Address	1
2. Animal	1
3. Basketball Goal	13
4. Boat/Trailer/RV	8
5. Fence/Gate	28
6. Improvement	8
7. Landscape	181
8. Misc	1
9. Parking	2
10. Portable Storage	2
11. Property Maint/Repairs	2
12. Seasonal Decorations	9
13. Sign	9
14. Trash Can	107
15. Unsanitary Condition	43
16. Vehicle	3

6. Other Business

a. 2018 Budget

- The board reviewed the budget and Brett's notes.
- The board remarked that Brett did an amazing job with the 2018 budget.
- There will not be a dues increase for 2018.
- *Russ Jakala moved to approve the 2018 budget as presented. Mark Weaver seconded the motion. The motion carried 5-0.*

- b. Community Event Policy
 - The board reviewed the event policy, presented by Cheng Wooster
 - *Jetti Nasrallah moved to approve the Policy Regarding Community Events as presented. Russ Jakala seconded the motion. The motion carried 5-0.*
- c. Upcoming Events
 - Garage Sale – October 21st-22nd Community wide
 - Fall Festival – October 28th from 4-8pm Trailhead Park
 - Winter Festival – December 2nd, from 3-6pm Canyon Creek Pool Area
- d. Next Board Meeting
 - Monday, November 13th at 7pm

Mark Weaver moved to adjourn the meeting. Russ Jakala seconded the notion. There being no further business, the meeting adjourned at 8:16pm.