

Canyon Creek Homeowners' Association
Annual Meeting
The Church at Canyon Creek
9001 N. FM 620, Austin, TX 78726
7:00 p.m.

MINUTES

I. Call to Order – The Meeting was called to order at 7:01 p.m. by Board President, Mark Weaver

- a. Determination of Quorum – Denise Johnston with Spectrum AM announced that quorum was met with Homeowners present, by proxy, and online voting.
- b. Proof of Notice – Denise Johnston provided proof of notice.
- c. Introductions – Mark Weaver, Russ Jakala, Cheng Wooster, Randy Lawson, and Jetti Nasarallah were the Board Members present and introduced themselves. Denise Johnston with Spectrum Association Management introduced herself as the Community Manager. Board Member, Brett Funderburg, was absent.

II. Approval of Minutes for 2018 Annual Meeting – John Connors made a motion to approve the 2018 Annual Meeting Minutes, the motion was seconded by Mark Rowe, the vote was unanimous, and the motion carried.

III. Financial Report – Denise Johnston reviewed the 2018 end of year financials, the 2019 Budget, and the 2019 year to date as of February 28, 2019.

- a. Randy Lawson addressed a question posed by a Homeowner as to the current budgeted License Agreement.
- b. Denise Johnston addressed a question as to the Homeowner handout of the 2018 year end financials and 2019 Budget.

IV. Election of Board Members

- a. Nominations from the Floor – Denise Johnston announced that there were 4 positions open, and 5 current candidates. Denise Johnston made a call for nominations from the floor. There were no nominations. Mark Rowe made a motion to close the nominations, the motion was seconded by Dave Seaman, the vote was unanimous, and the motion carried.
- b. Introduction of Candidates – Mark Weaver, David Galyean, Russ Jakala, Randy Lawson, and Dave Marshall introduced themselves as candidates.
- c. Voting – Ballots were cast in person, by proxy, and online. Two (2) Homeowners, Darryl Judice and Dave Seaman, volunteered to count the ballots with the assistance

of Jacqueline Hass of Spectrum Association Management. The meeting continued while they counted the ballots.

- d. Announcement of Election Results – Candidates Mark Weaver, Russ Jakala, Randy Lawson, and Dave Marshall were duly elected to the Board of Directors.

V. Old Business

- a. Bathhouse / Community Center Status Update – Mark Weaver Reviewed.
 - I. There was a review of the current financial projections through the completion of the bathhouse renovation. were multiple Homeowner questions on the cash position report as well as a discussion of the forecasted capital expenditures. A Homeowner thanked the Board for their diligence, transparency, and keeping the project on time.
 - II. The current projected completion date is April 19, 2019. Once completed there will be several “make ready” items that will need to be addressed prior to opening.
 - III. The selected floor sample was distributed to the Membership to review.
 - IV. The Board asked for input on adding additional ADA access. A Homeowner stated they knew a someone that might have insight and would put them in touch with the Board. All plans with ADA compliance have been approved by the City. The request was if the Board should add more access.
 - V. Denise Johnston and Mark Weaver discussed the new Access system and the need for a gate scrub prior to opening. This will be done electronically with the Membership.

VI. New Business

- a. Planning for the Future – Mark Weaver reviewed in Brett’s absence.
 - I. Brett has developed a five (5) year Budget and CapEx Plan to address lengthy deferred maintenance items. This budget accounts for annual increases in contracted costs and expected inflation as well as setting aside 20% of total operating margin for capital reserves. The needed reserve balance is set by a third-party triennial reserve study.
 - II. There was a review of planned capital expenditures with a return on investment of less than two (2) years. Those are Resource efficiency through LED lighting, and resource management through irrigation low metering and early detection.
 - III. There was a review of planned capital expenditures with a focus on traffic and safety. Those are two (2) additional DDSD (radar) speed limit signs on Chestnut, and upgrades to the security surveillance system.
 - IV. There was a review of the planned capital expenditures that are within a three (3) to ten (10) year cycle. Those are repairs to the pool, parking lot, and tennis courts.

- V. There was a review of the planned capital expenditures that are within a three (3) to twenty (20) year cycle. Those are landscaping, concrete fence, sidewalk repairs, and a requested investment in a toddler / child splash pad area.
- VI. There was a Homeowner question on the possibility of an increase in assessments. The Board informed the Homeowner that would be reviewed and discussed during the budget meeting in the fall. A Homeowner noted that it had been many years since there was any increase in assessments, and that with the cost of inflation, that it may be time.
- b. Compliance & ARC Priorities – Russ Jakala reviewed compliance and Dave Marshall reviewed ARC Priorities.
 - I. Russ Jakala discussed the main priority is to restore high but achievable care and appearance standards with a focus on high impact areas such as fences, lawns and landscaping.
 - II. Russ Jakala reminded the Membership about keeping their trash carts screened from view as well as the restriction on overnight street parking.
 - III. Dave Marshall reviewed that all exterior modifications require ARC pre-approval. If a Homeowner is in doubt as to whether or not ARC approval is required, they need to submit an application and let the ARC or SpectrumAM provide them with the documentation to proceed.
 - IV. It was requested that Denise Johnston send a reminder eBlast to the community about the restriction of overnight parking.
- c. Police and Fire Station Planned for Canyon Creek Area – Randy Lawson reviewed.
 - I. APD has purchased the property at 9804 RM 620 across the street from the Griffis Canyon Creek Apartments.
 - II. This property will be a dual purpose police and fire station and is scheduled for completion in 2023. This will significantly improve response times for fire, police and EMS.
- VII. The Board discussed the volunteer opportunities available to all Homeowners and asked that anyone interested please sign up. Denise Johnston announced that there were sign-up sheets available in the lobby.

VIII. Question & Answer Period

- a. A Homeowner posed a question on the cost of lifeguards. Denise Johnston told the Membership that there is an increased labor cost for 2019 as well as a discount for services with the all-in-one provider.
- b. A Homeowner posed a question on the amount of people that cut through the neighborhood to avoid 620 during rush hour. The Board addressed that those are city owned streets and anyone is allowed to drive on them.

IX. Adjournment – Sandra Ladd made a motion to adjourn the meeting, the motion was seconded by Dave Seaman, the vote was unanimous, and the motion carried. The meeting was adjourned at 9:19 p.m.

Please hold all questions until the Question & Answer period.