

**Canyon Creek Homeowners' Association
2022 Annual Meeting
Peace Lutheran Church
10625 N FM 620, Austin, TX 78726
6:30 p.m.**

Minutes

I. Call to Order – 6:30 p.m.

The meeting was called to order at 6:32 p.m.

A. Determination of Quorum

The number of homeowners present in person or by proxy constituted quorum.

B. Proof of Notice

Elizabeth Schoen, Community Manager presented the proof of notice to the members.

C. Introductions

The current board members introduced themselves to the members.

II. Approval of Minutes for 2021 Annual Meeting

A motion was made by Kenneth Ragsdale to approve the meeting minutes from the 2021 annual meeting and seconded by Dean El Baz. The motion carried unanimously, and the minutes were approved.

III. Financial Report

Brett discussed the management drivers and the two key metrics behind that.

Brett provided an overview of expenses for 2021. The association is operating comfortably within the budgeted operating expenses.

Brett presented information regarding the 2020 audit. The association received a “qualified opinion” related to the key card deposits. Audit will be available on the website. See Q4 update 2021. Homeowners will have the opportunity to return these key cards for their deposits. Update on canyoncreek.com for deposit details.

IV. 2021 Projects

Brett provided an overview of the projects performed in 2021.

- **Pool Renovation**

- New Quartz Plaster
- New coping & Waterline Tile
- Patched and repairs to concrete
- Repaired Damaged Skimmer
- Safety improvements to main drain covers per TX Code

- Pool Pump Room Electrical

- Dumpster Enclosure Reconstruction

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- **Fence**
 - Ongoing project spread over a multi-year period
 - Numerous posts & panels replaced
 - Allocating \$30K this year for upkeep
 - Pressure washing for appearance as needed
- **Landscaping**
 - Contractor changed (with minor cost reduction) in December due to performance
 - Urban Dirt, LLC
 - Multi-year landscape refresh continues
 - Updates to existing beds, islands, and medians moving south along Boulder
- **Trail Markers**
 - Scout Troop 201 Service Project

V. 2022 Priorities

- How do we set priorities?
 - Ensure safety and preserve common elements;
 - If it's broke, fix it.
 - If it's rundown, restore it.
 - Maybe do something new.
- Repairs, Upgrades, & ROI Projects
 - Upgrading electrical/code compliance
 - Lighting repairs
 - Pool & Courts w/some LED conversions
 - Automated pool chemical monitoring and maintenance
 - Exploring Austin Water "smart meters" for monitoring resource usage.
- Landscaping and Beds
 - Many areas along Boulder to see new or refreshed beds with more color and native plantings
 - Targeted areas around the pool house
 - Increasing budget for regular tree trimming and maintenance
- South Median
 - After years of city neglect and ad-hoc maintenance, CCHOA has taken the south entrance median under license and will maintain going forward. The proposed design for the area was presented to the members.

VI. Compliance

A summary of the types of violations for 2021 were presented to the members. Majority were in relation to misc. maintenance items, following that was lawn care, landscape (other), nuisance, vehicle, and ARC.

- Reminders were provided to the homeowners regarding violations and ACC submissions.
- Yard of the Month was presented for the month of March 2022.

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VII. Amenities

- Covid Operating Plan
 - Amenities will operate according to health and government authority guidelines.
 - No plans to implement COVID precautions at the present time.
 - Subject to change w.r.t. state and local protocols
- Pool hours were presented to the members and is available on the Canyon Creek/SpectrumAM website.
- **Community Event Schedule**
 - Community Garage Sale- April 23rd-April 24th
 - Looking to resume normal event schedule
 - All events TBD pending scheduling
 - Many Opportunities for those wishing to volunteer their time to the community
- Pool Breezeway Reservations
 - Breezeway is available for private events during the pool off-season
 - Reservations may require a modest cleaning and damages deposit
 - Use is strictly "At Your Own Risk"

VIII. ARC Members

- ARC Committee Members
 - Laurie Fischer (Chairman)
 - David Weatherbie
 - John Connors
 - Dave Galyeen
 - arc@canyoncreek.net
- ARC Mission
 - Maintain positive, consistent look and feel of the neighborhood
 - Own and maintain the Design Guidelines
 - www.canyoncreek.net -> About Us -> Governing Documents

IX. Traffic & Safety Committee

- Formed in 2018 as an advisory committee to the Board
- Purpose
 - Propose and implement Board approved projects to improve traffic and safety within Canyon Creek for Members accessing amenities, parks & trails, sidewalks, crosswalks & public space
 - Engage with CoA, Travis County and other agencies to further drive traffic and safety related improvements in Canyon Creek
- Traffic & Safety Members
 - Randy Lawson – Chair
 - Dave Marshall - Co-Chair
 - Serge Zirojevik

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- Ryan Sullivan
- Mark Grosvenor
- Dean El-Baz
- Auto Burglary Update
 - Town Hall Report
 - APD committed to increased patrols in Canyon Creek to address a noted increase in auto burglaries and other property crime.
 - CCHOA coordinate a Town Hall meeting with D6 CM Mackenzie Kelly and representatives from APD
- Avoid Becoming a Victim
 - Lock your cars
 - Take your valuables
 - Park vehicles in garage if possible

X. 2022 Goals and Priorities

- Continuing Patrols
 - Continue to monitor the property crime situation and coordinate with local law enforcement and elected officials
 - “Off-duty” Travis County Deputy Constable patrols weekly to enhance traffic calming and improve pedestrian safety
 - Monitoring speeding, school bus loading/unloading, crosswalk, school zone, etc. and referring to local authorities as needed
- Public Agency Engagement
 - Ongoing engagement with city leaders and other local agencies
 - Mobility improvements (sidewalks, crosswalks, etc.)
 - Increased patrols by CoA police and TC Sheriff’s Dept. in addition to weekly paid TC deputy constables
 - Ongoing review and implementation of additional safety measures

XI. Public Affairs & Governmental Outreach

- Ongoing engagement with elected officials and local bureaucracy
- Monitoring surrounding developments for potential impacts to Canyon Creek
- Recognize we’re in a rapidly growing metro area
- Engage with stakeholders to achieve “least unfavorable” outcomes for Canyon Creek area
- PROJECTS WE’RE MONITORING
 - Plaza Volente Apartment development adjacent to HEB
 - Volvo dealership across from Boulder Ln. north entrance
 - Woodland Greens redevelopment project
 - 620 Hill Country Center behind Tuffy’s Auto Service on Anderson Mill
- CONSTITUENT TOWN HALL
 - Travis County Precinct 3 Commissioner Ann Howard
 - Canyon Creek Residents Only
 - April 27, 6PM
 - Location TBD

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- NOT A CAMPAIGN EVENT

XII. Volunteer Opportunities

- ARC Review
- Volunteer Coordination
- Community Events
- Firewise
- Finance
- Traffic and Pedestrian Safety
- Amenities
- Greenbelt
- These committees are volunteer led. If you have an interest, we can probably find a place for you.

XIII. Election of Board Members

A. Nominations from the Floor

Nominations from the floor was open to allow members the opportunity to nominate themselves. There were no nominations from the floor made. A motion was made by Tom Brandt to close nominations and seconded by Dean El Baz, the motion carried unaimioulsy and nominations were closed.

B. Introductions of Candidates

All candidates running for the board provided an introduction of themselves.

C. Voting

Members present were allowed opportunity to vote and cast their ballots.

D. Announcement of Results

With the total number of votes cast either by absentee ballot, in person voting, or online voting, the following candidates received the most votes and were elected to the vacant positions on the board for 2022:

- Brett Funderburg
- Robert Canik
- Dean El- Baz

XIV. Question and Answer Period

There were general questions asked by members present.

XV. Adjournment

A motion was made by Dave Marshall to adjourn the meeting and seconded by Randy Lawson. With no further business to conduct, the meeting was adjourned at 7:26 p.m.

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