
CC



2022 ANNUAL MEETING OF MEMBERS

Thank you to Peace Lutheran Church for the use of the venue!



**Peace Lutheran Church requires
proper mask use while in this
building.**

ORDER OF BUSINESS

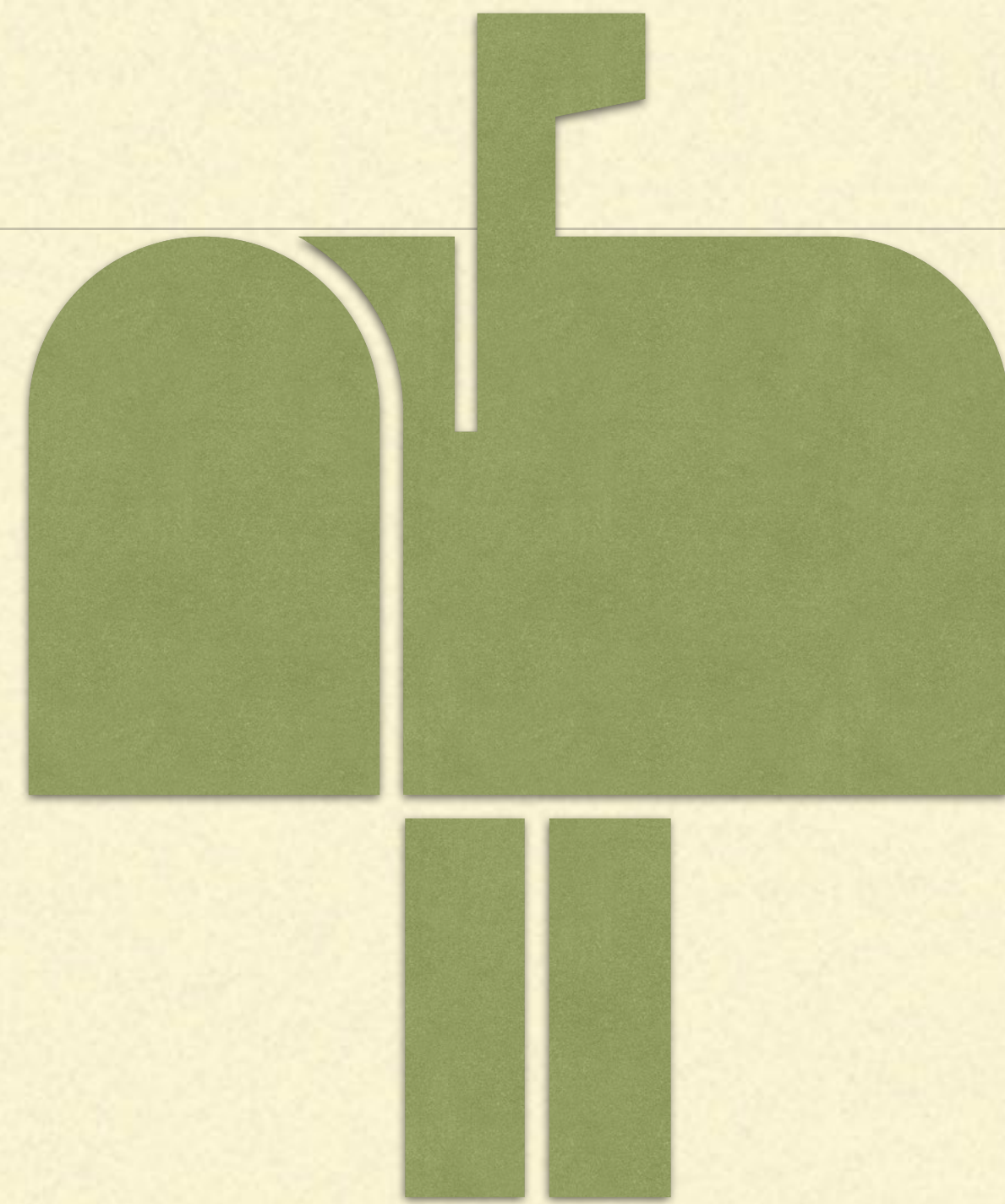
- Roll Call
 - Proof of Notice
 - Reading of Minutes
 - Reports of Officers and Board of Directors
 - Report of Manager
 - Report of Committees
 - Election of Board Members
 - Unfinished Business
 - New Business
 - Consideration of Adequacy of Reserves
 - Adjournment
-

ROLL CALL

Members sign in in lieu of verbal roll call.
Verification of quorum.

PROOF OF NOTICE

Elizabeth Schoen, Canyon Creek Community Manager
Spectrum Association Management



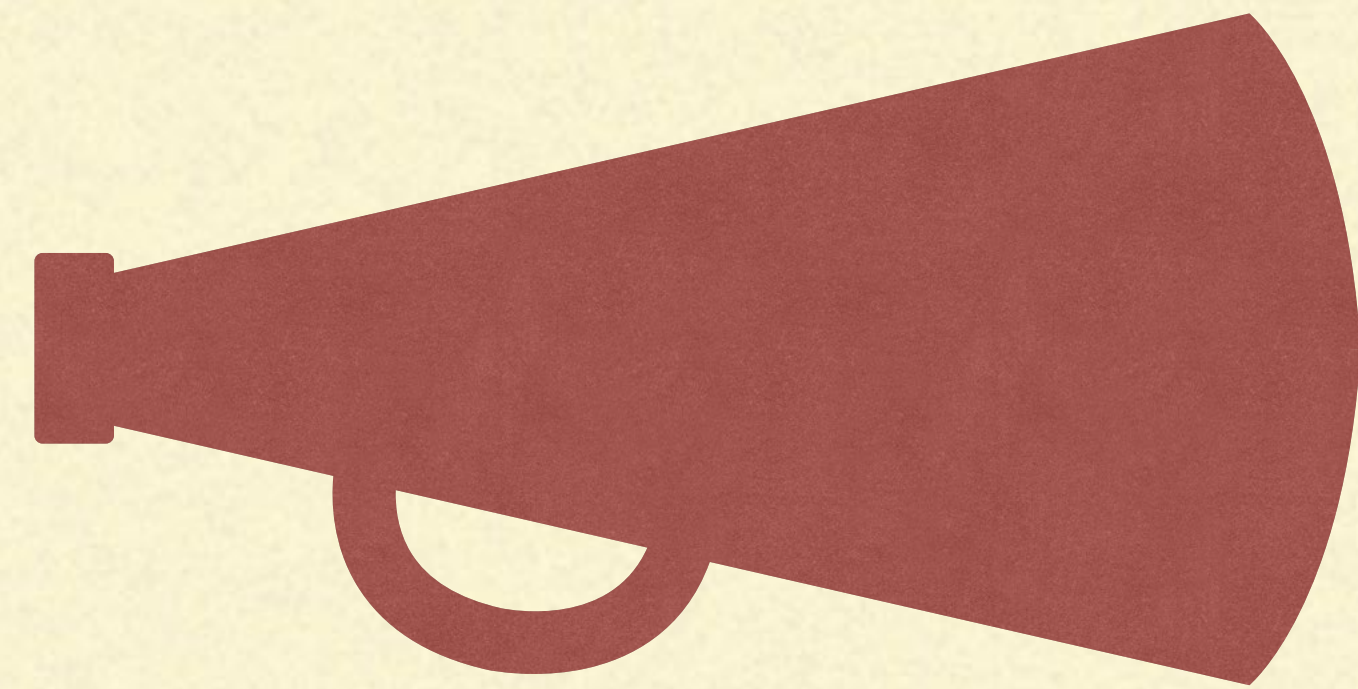
READING OF MINUTES

In the interest of time, request motion to waive reading of the minutes.



REPORTS OF OFFICERS AND DIRECTORS

Brett Funderburg, Association President



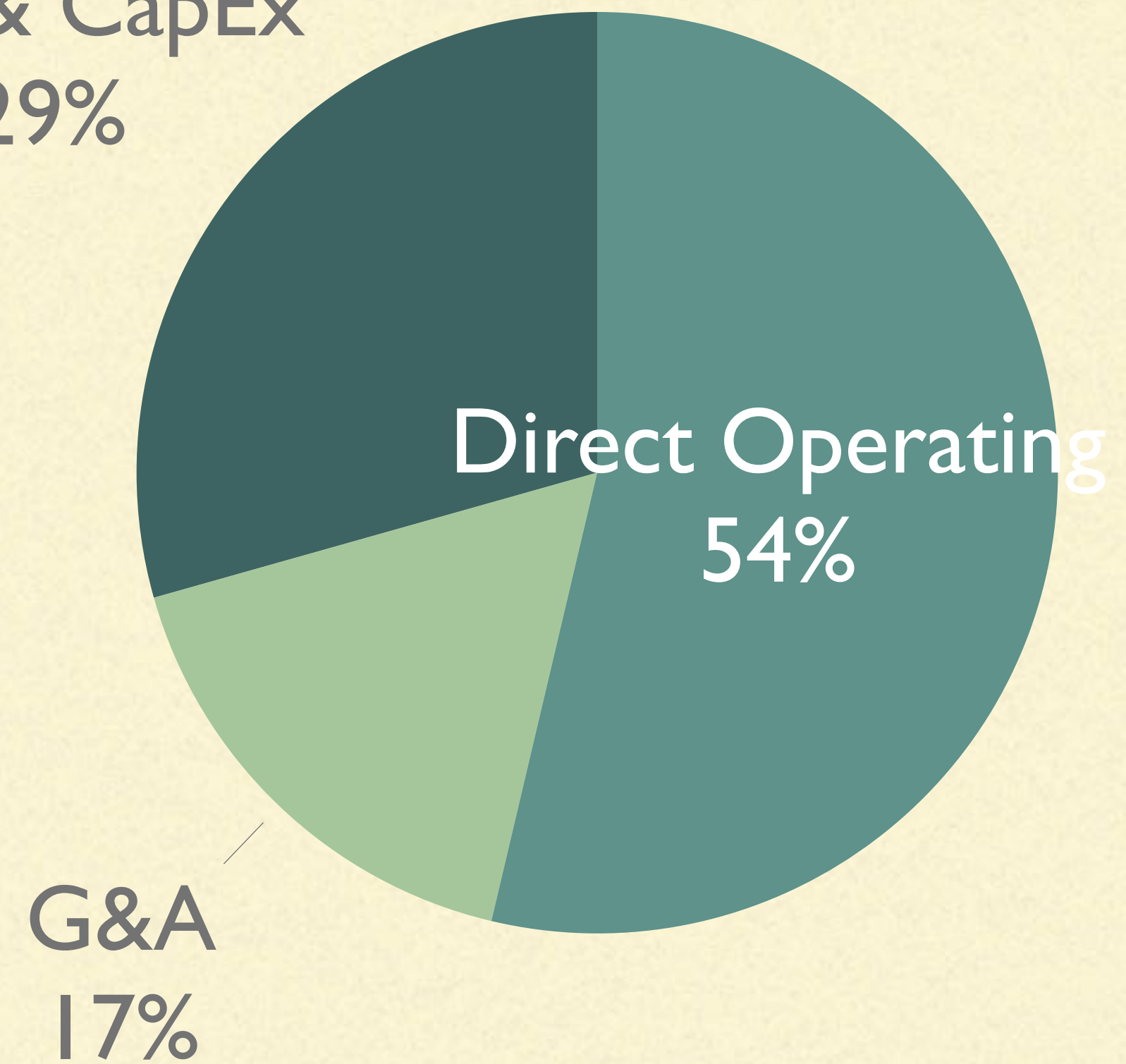
MANAGEMENT DRIVERS

- Two Key Metrics
 - Operating Expense Ratio (Target < 80%)
 - Target Reserve Balance (Reserve Study)
 - Independent triennial reserve study drives CapEx planning and reserve balance targets
 - Study being updated this spring
-

2021 FINANCIAL SUMMARY

*Beginning Cash	\$268,437
**Regular Assessment	\$679,389
Direct Operating Expense	(\$318,619)
G&A Expense	(\$100,506)
N/R & Capital Expense	(\$174,338)
*Ending Cash	\$369,137

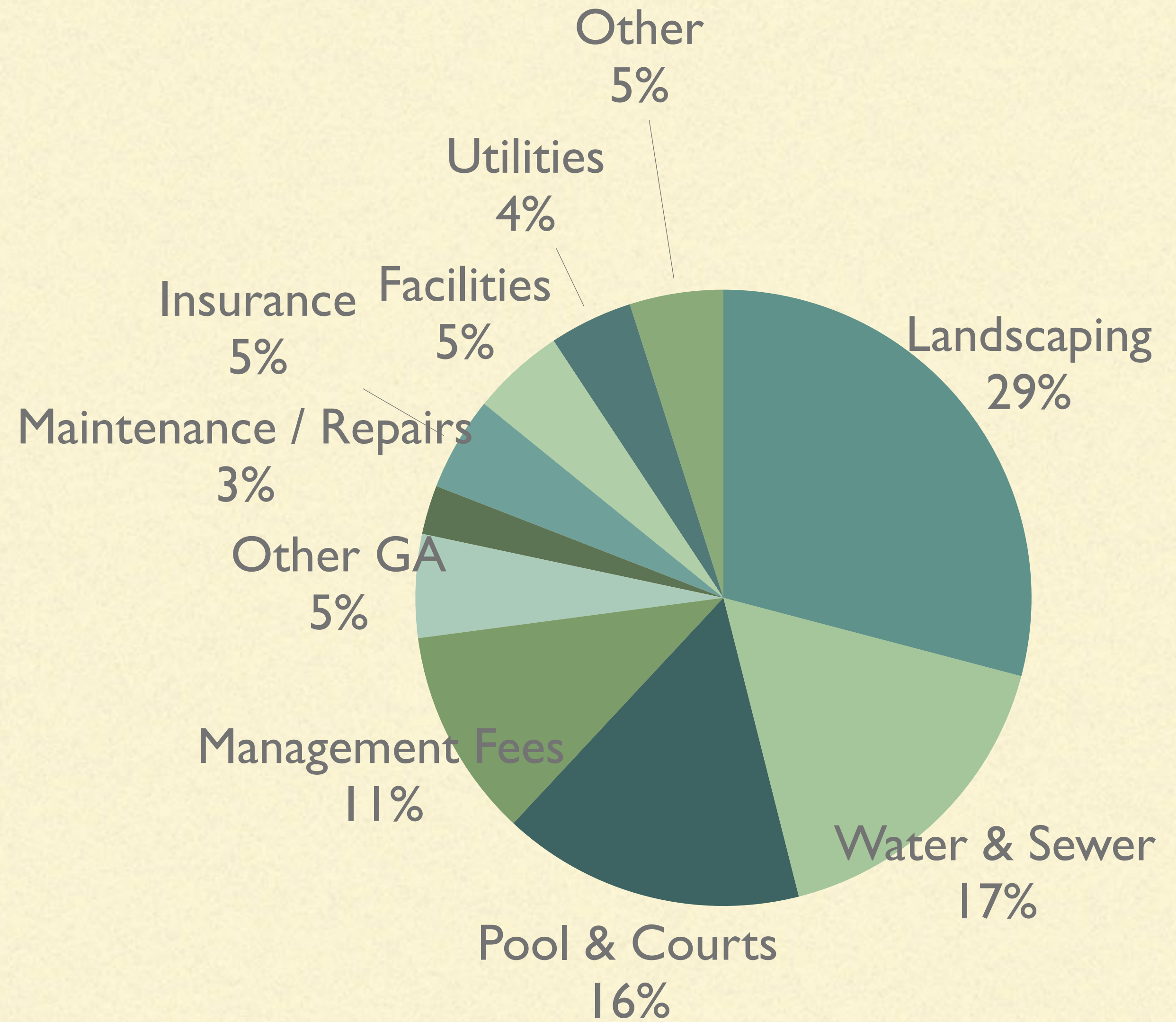
N/R & CapEx
29%



*Excludes pre-paid assessments, deposits

**Excludes collectibles

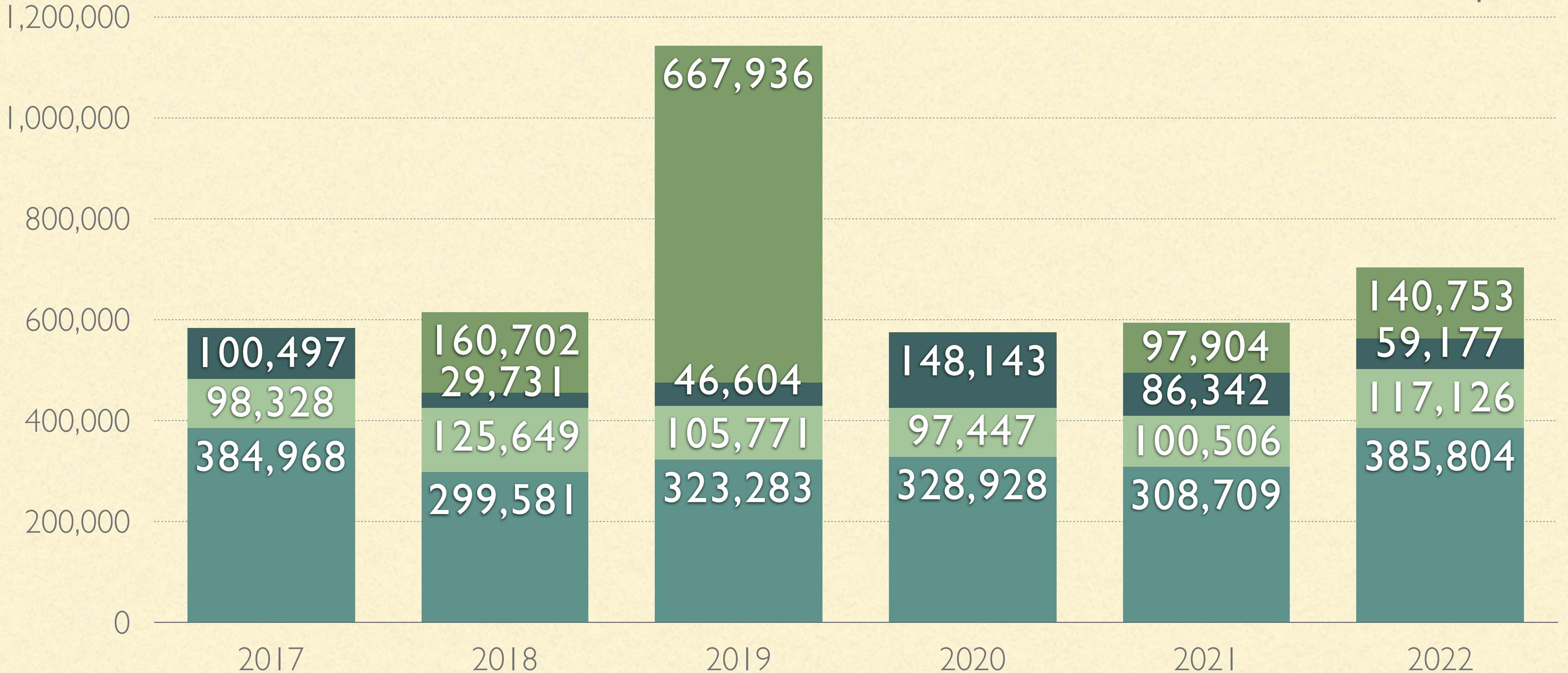
Landscaping	119,241
Water & Sewer	69,555
Pool & Courts	65,085
Management Fee	44,961
Other G&A	22,242
Maint. & Repairs	10,533
Insurance	20,253
Facilities	19,937
Utilities	17,934
*All Other	17,573



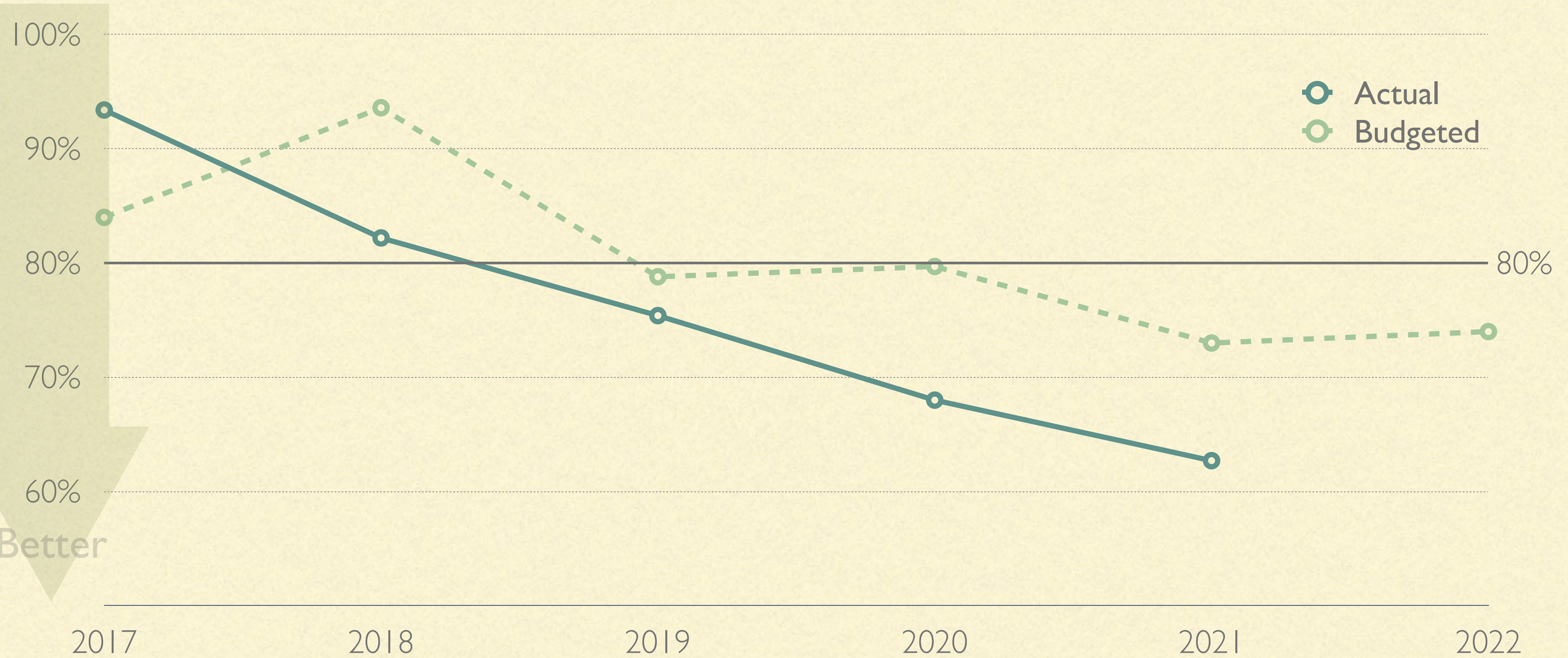
*Legal, accounting, taxes, misc. (ex. Non-Recurring)

2022 PROJECTED

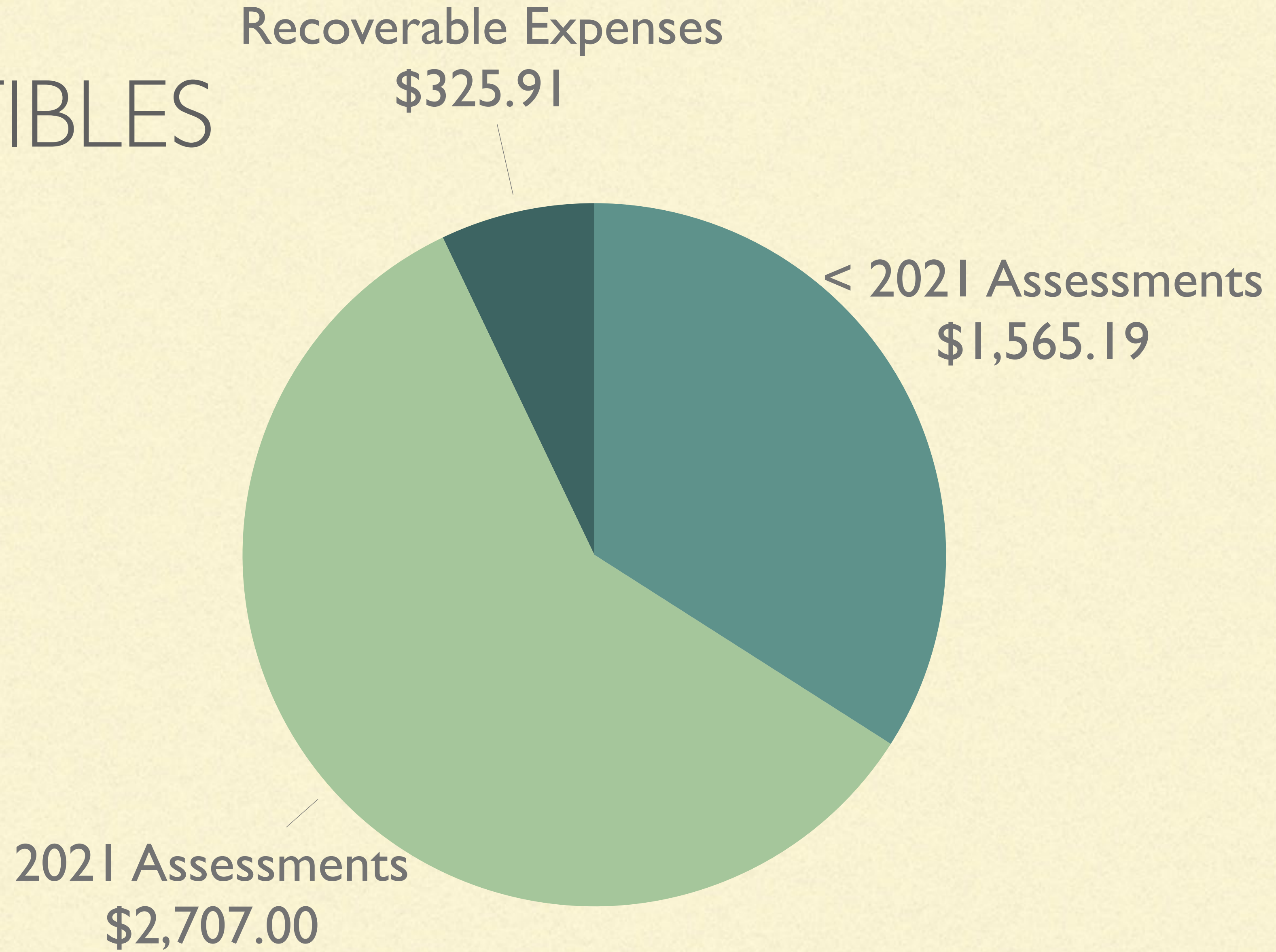
- Renovations
- Non-recurring
- G&A
- Direct operating



OPERATING EXPENSE RATIO



COLLECTIBLES



ANNUAL AUDIT

- Armstrong Vaughan & Associates
 - 2020
 - Done - “Qualified Opinion” related to key card deposits. Audit will be available in the Homeowner -> Financials section of the Spectrum website.
 - See Q4 2021 Update on canyoncreek.net for details related to keycard deposit opinion.
 - 2021
 - Start date TBD.
-

QUESTIONS?

2021 PROJECTS



POOL RENOVATION



- New quartz plaster
- New coping & waterline tile
- Patches and repairs to concrete deck
- Repaired damaged skimmer
- Safety improvements to main drain covers per TX Code



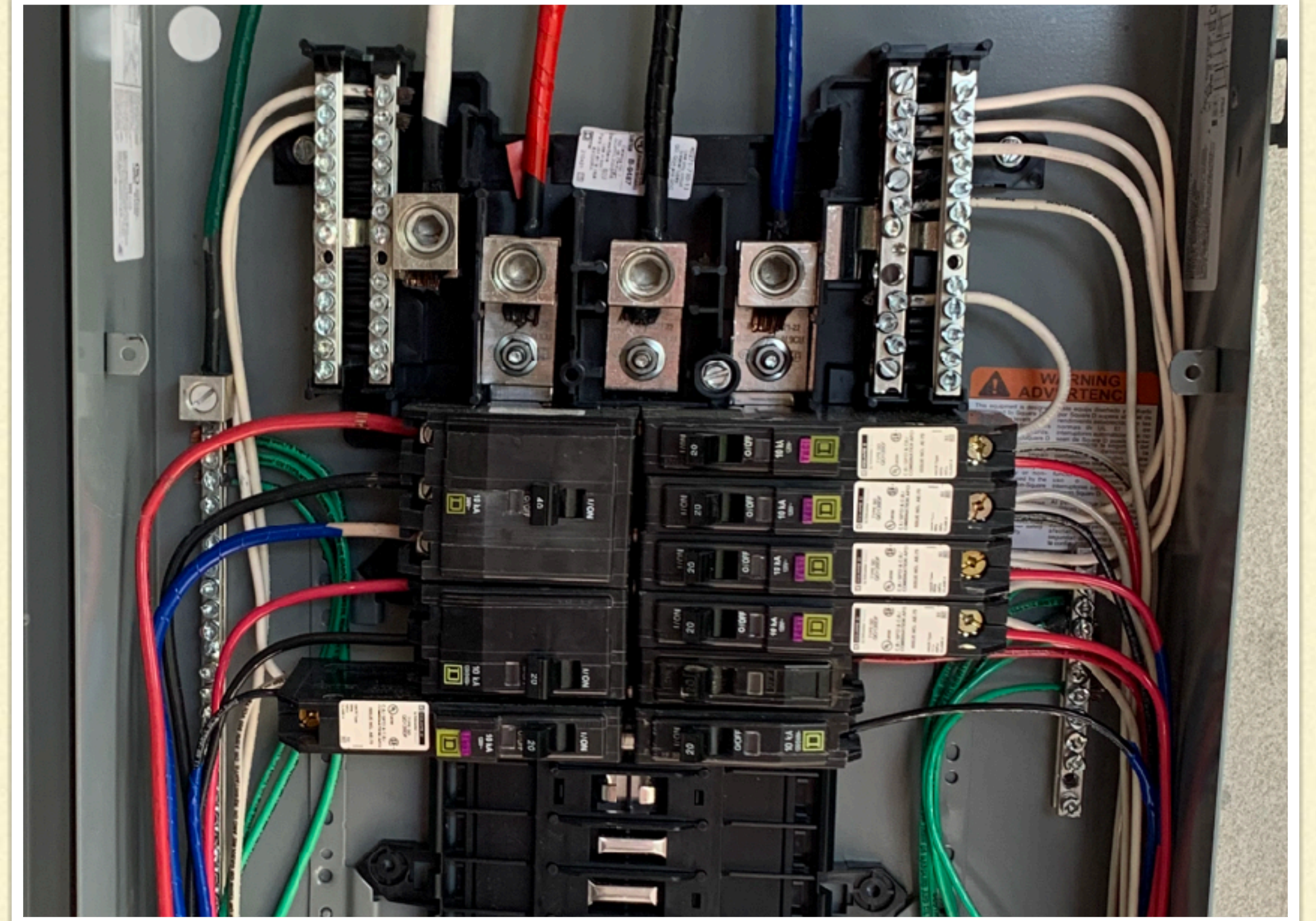
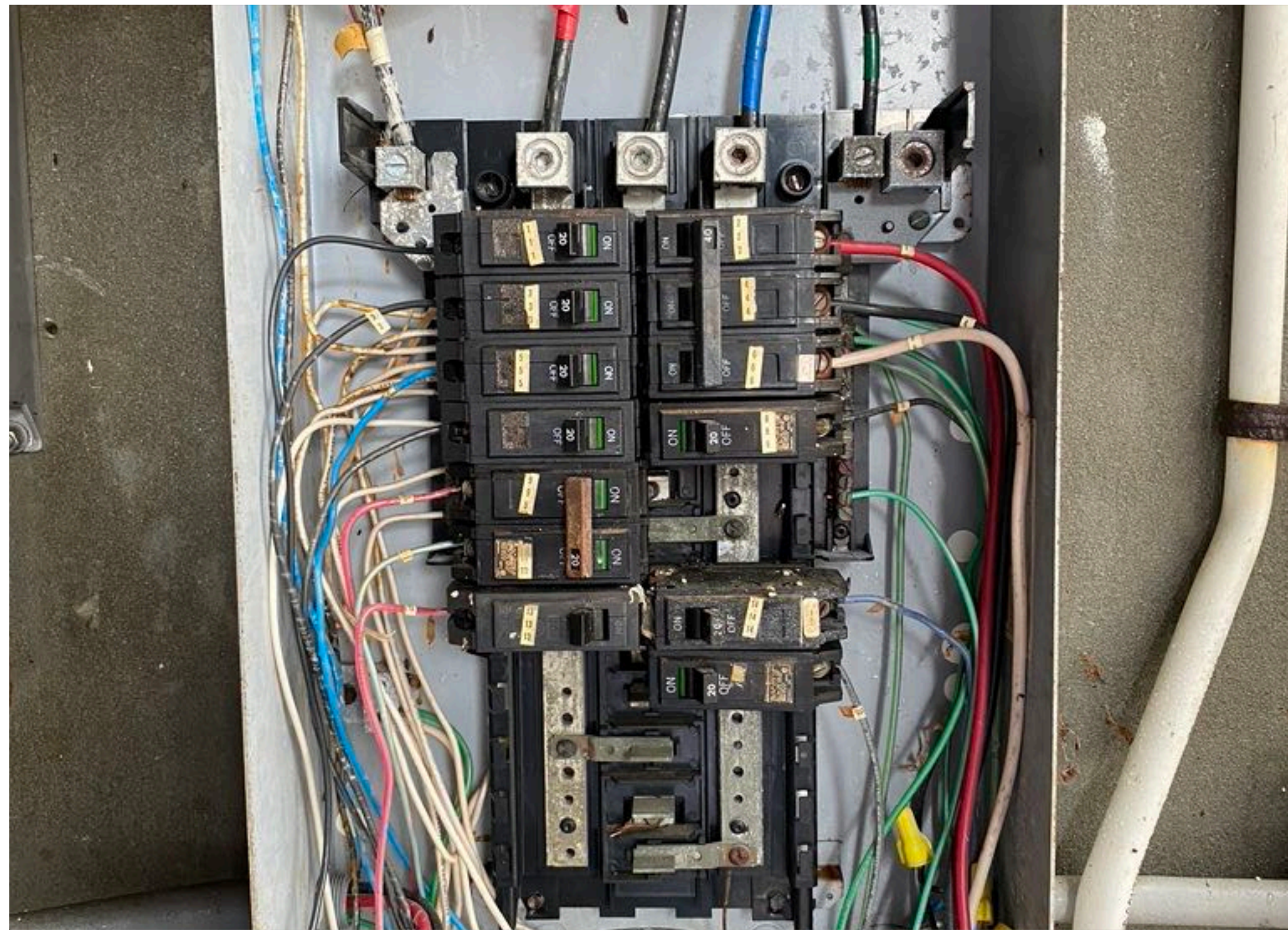
1 FT 6 IN

NO DIVING

1 FT 6 IN



POOL PUMP ROOM ELECTRICAL



COMMUNIT
USE ONLY
A.L DUMPIN
PROHIBITED
THIS AREA
SURVELLANC





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 issues
 - Urban Dirt, LLC
- Multi-year landscape refresh continues
 - Updates to existing beds, islands and medians moving south along Boulder

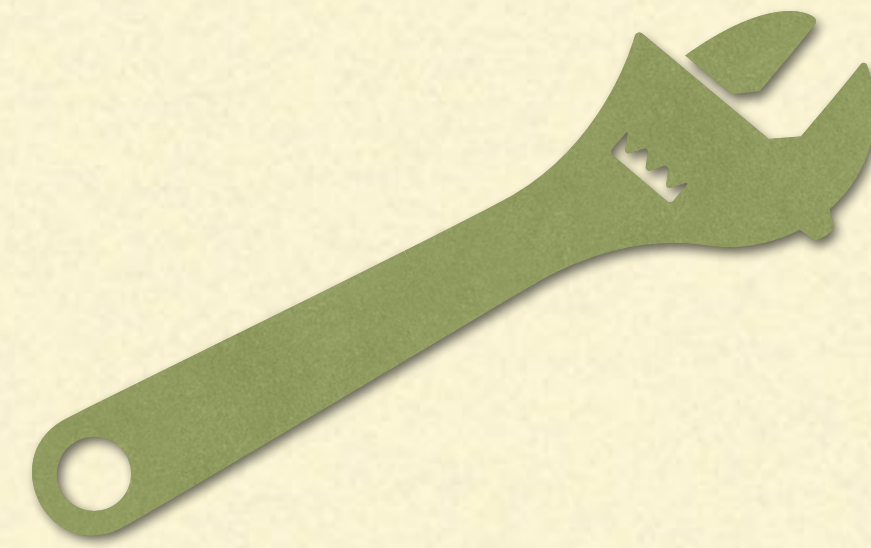


TRAIL MARKERS

Scout Troop 201 Service Project



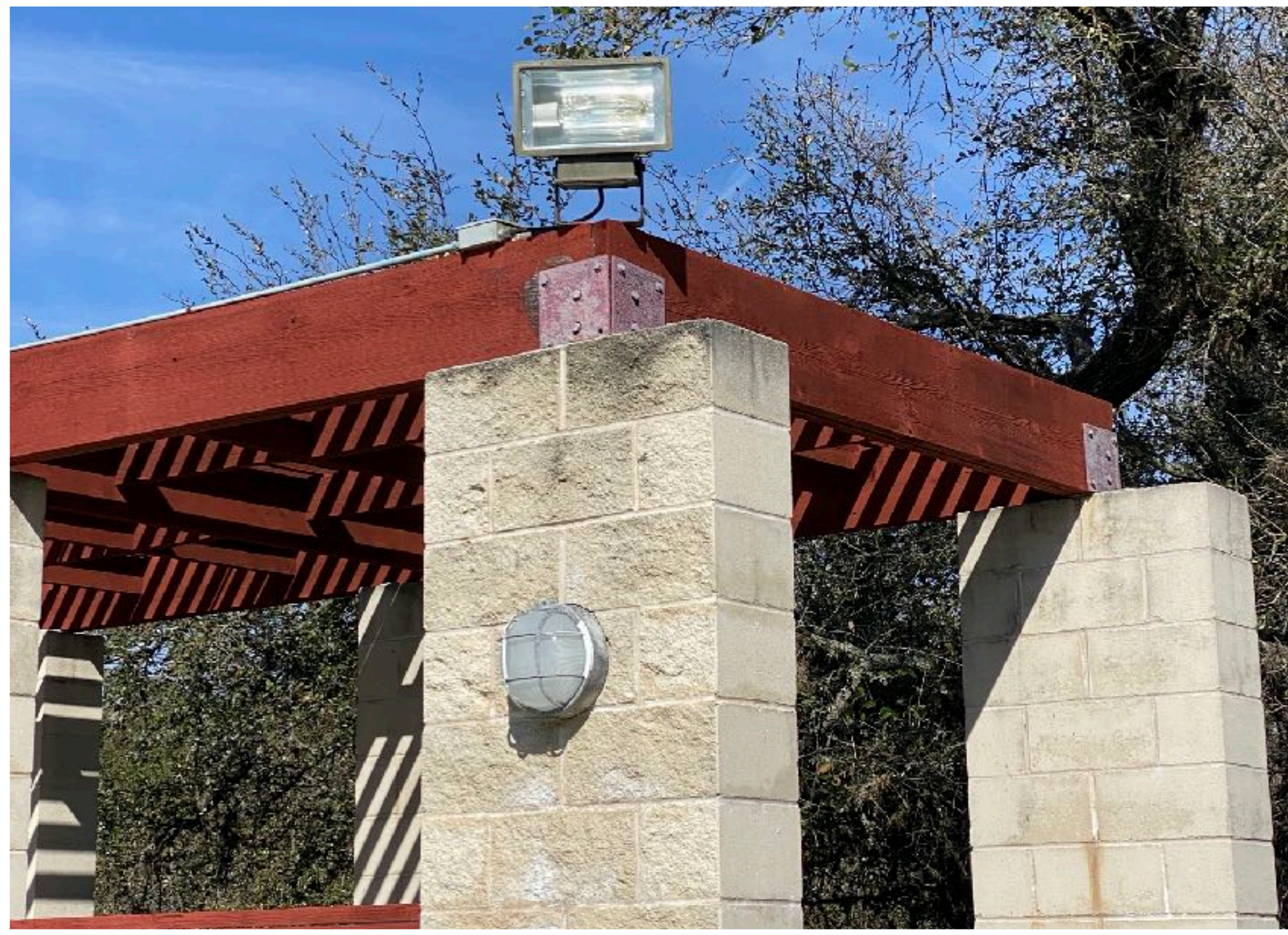
2022 PRIORITIES



HOW DO WE SET PRIORITIES?

1. Ensure safety and preserve common elements;
 2. If it's broke, fix it.
 3. If it's rundown, restore it.
 4. Maybe do something new.
-

REPAIRS, UPGRADES & ROI PROJECTS



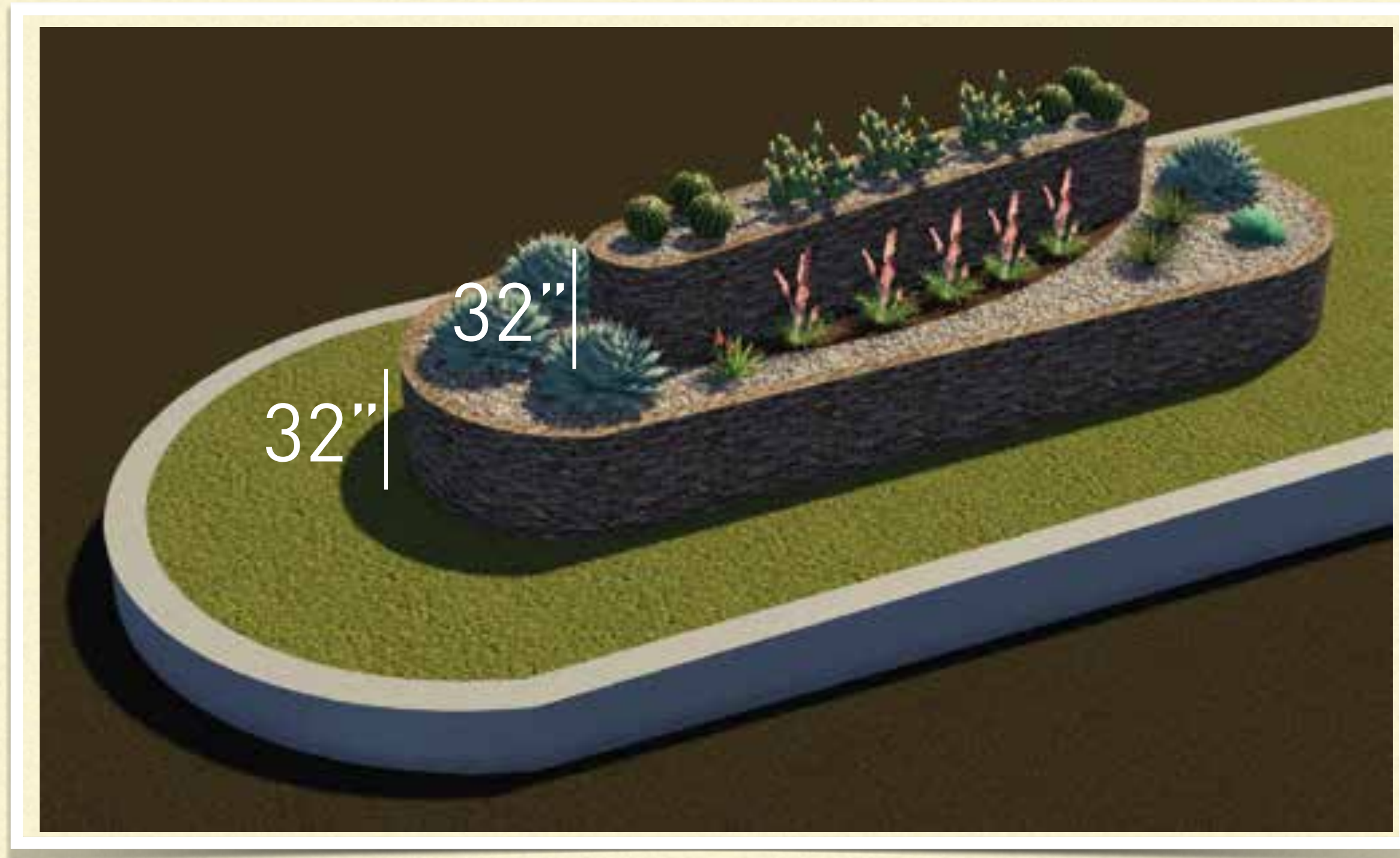
- Upgrading electrical / code compliance
 - Lighting repairs
 - Pool & Courts w/ some LED conversions
 - Automated pool chemical monitoring and maintenance
 - Exploring Austin Water “smart meters” for monitoring resource usage
-

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
-

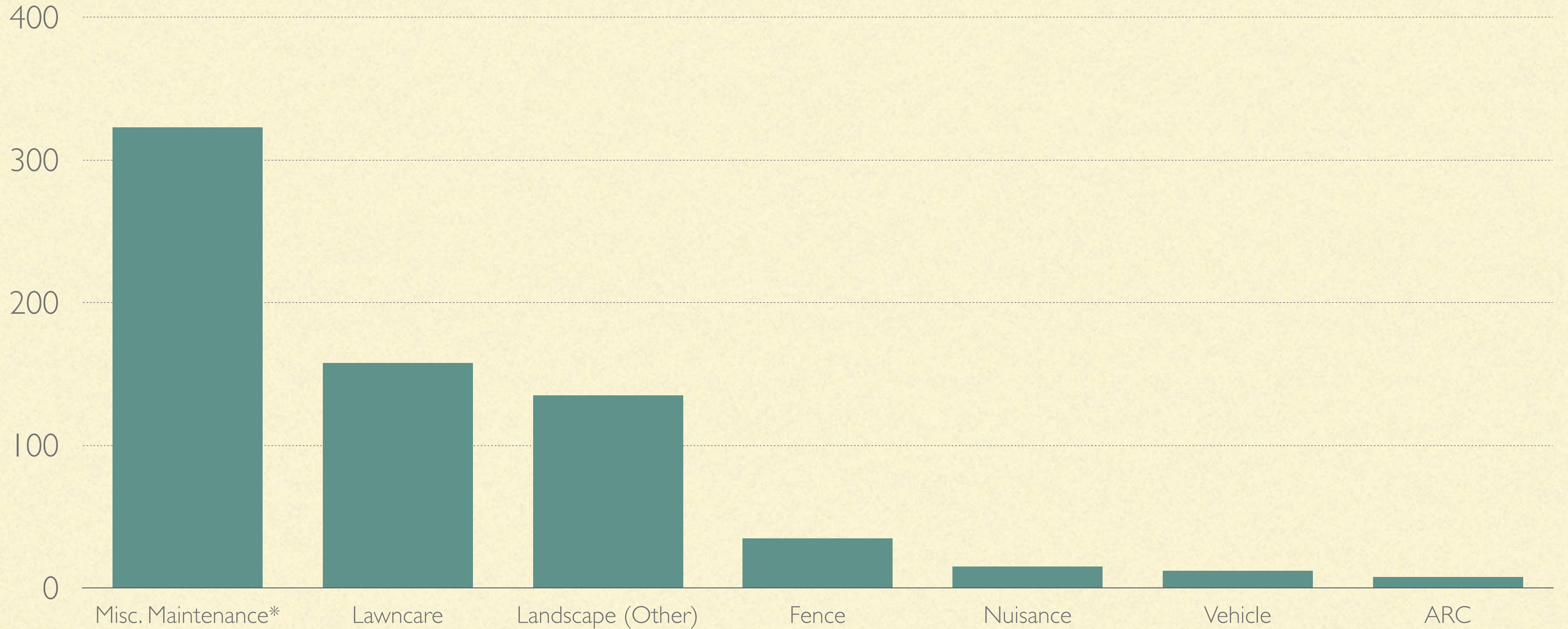
SOUTH MEDIAN



QUESTIONS?

COMPLIANCE

2021 VIOLATION TYPES



**includes trash carts*

REMINDERS

- Violations are typically a 3 step process: 1) courtesy notice, 2) warning, 3) fine.
 - Community inspections twice monthly;
 - Keep lawns trimmed, walks and drives edged, and lawns & beds free of weeds.
 - Put trash and recycling carts away on time.
 - Repairs and maintenance must conform with CURRENT Design Guidelines document.
 - Submit project requests to ARC prior to any outside improvements to your home / yard.
-

>350 REMINDERS

123 FINES

\$6150

YARD OF THE MONTH CONTEST



- Winners chosen by the board
- YotM yard sign
- \$50 Lowe's gift card

MARCH - YARD OF THE MONTH



- Reggie and Nancy Nisbitt
10805 Chestnut Ridge Road

SPECTRUM

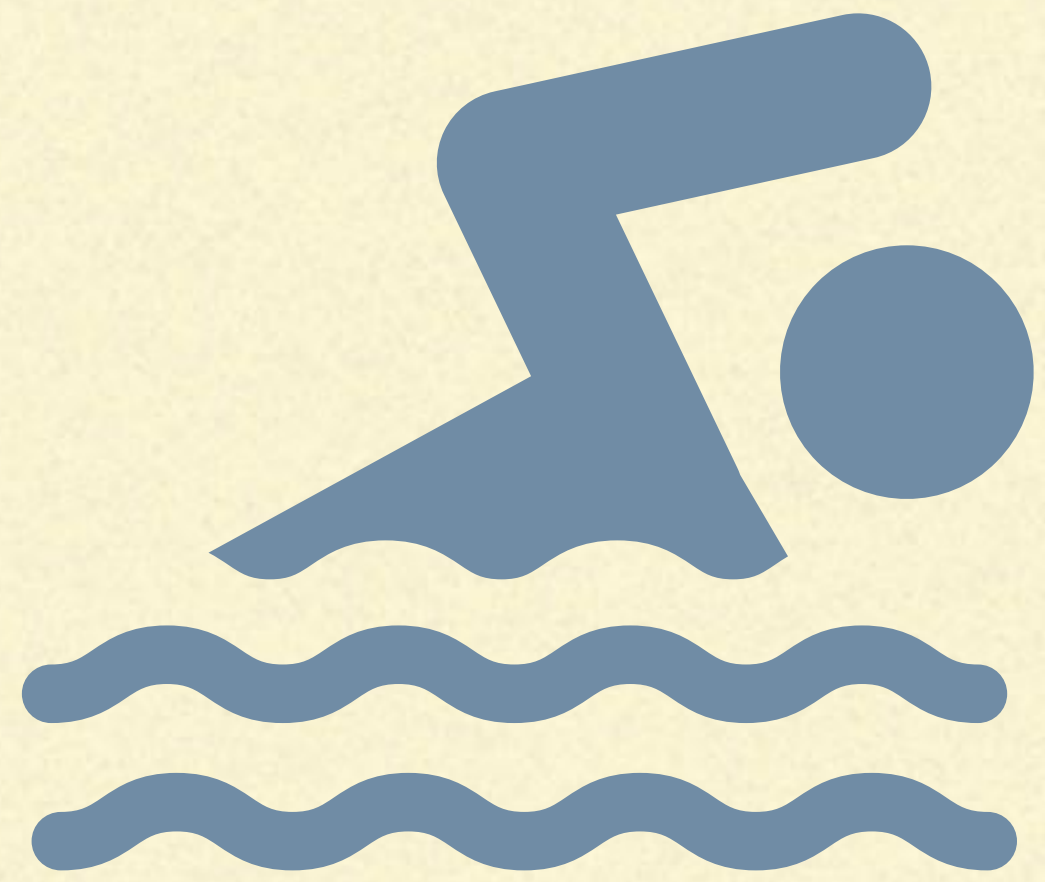
association management



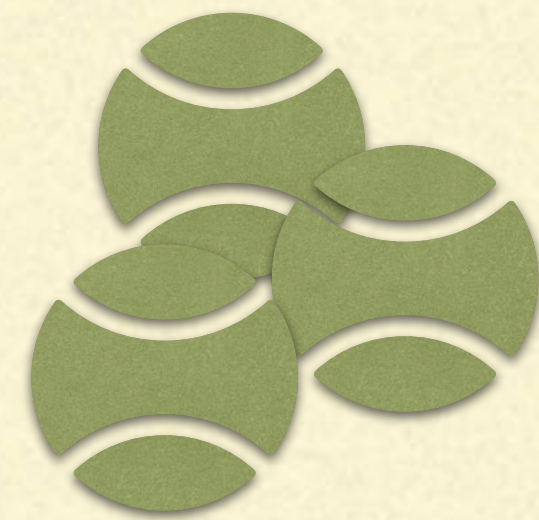
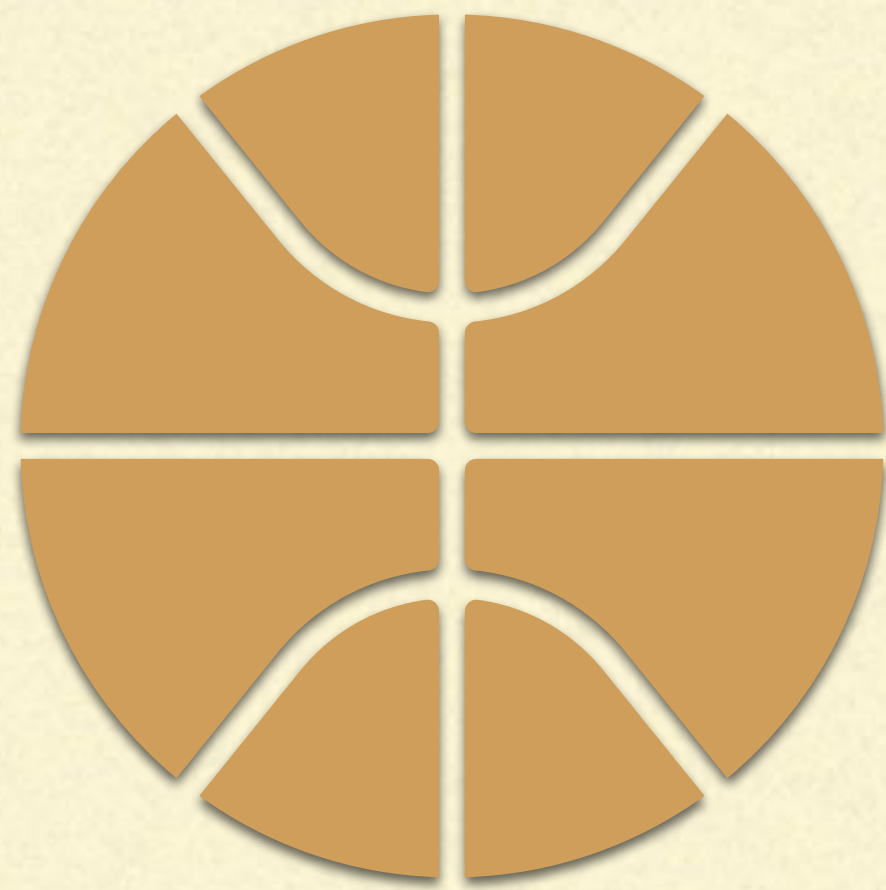
MANAGER'S REPORT

Elizabeth Schoen, Community Manager
Spectrum Association Management

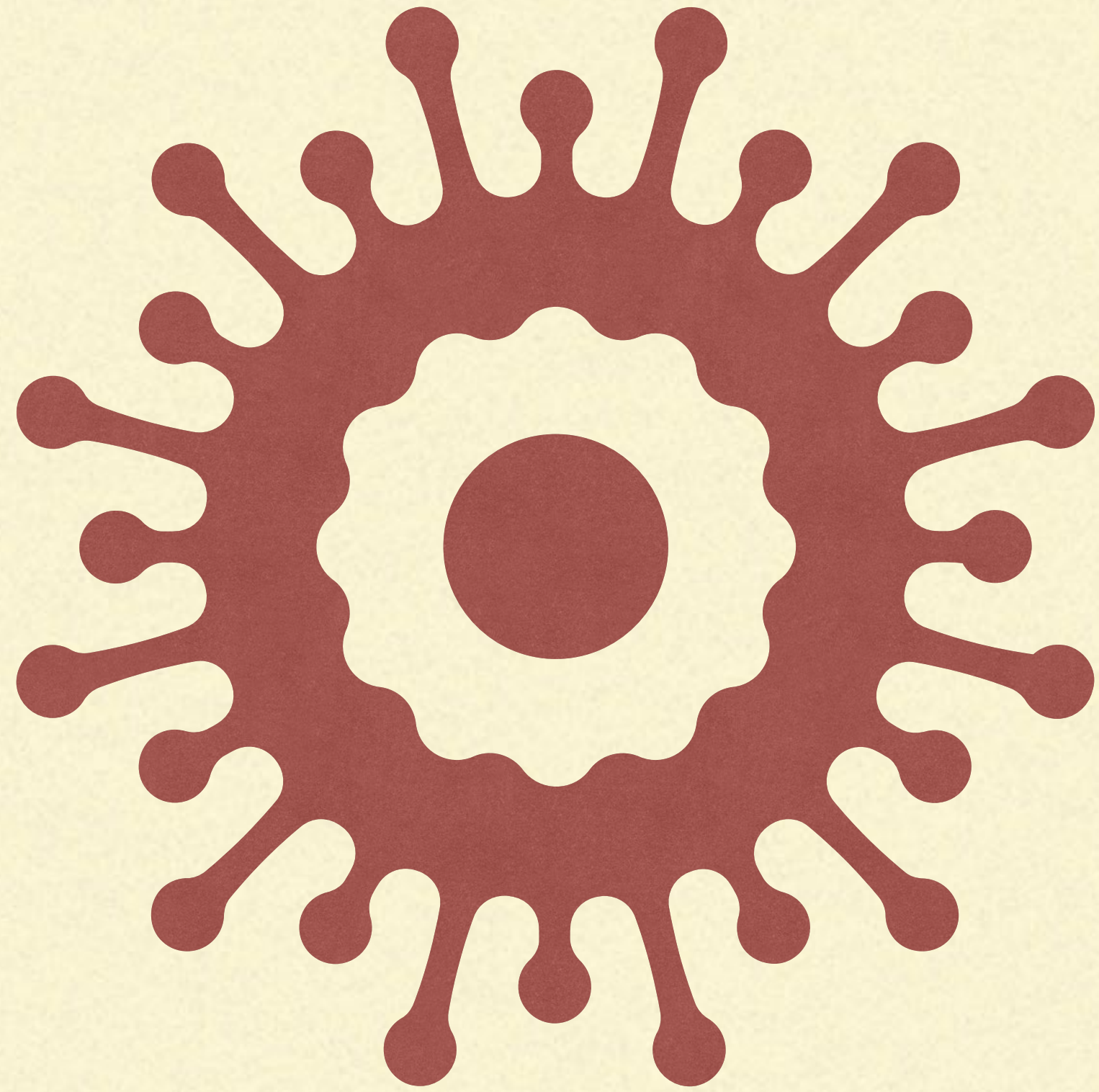
COMMITTEE REPORTS



AMENITIES

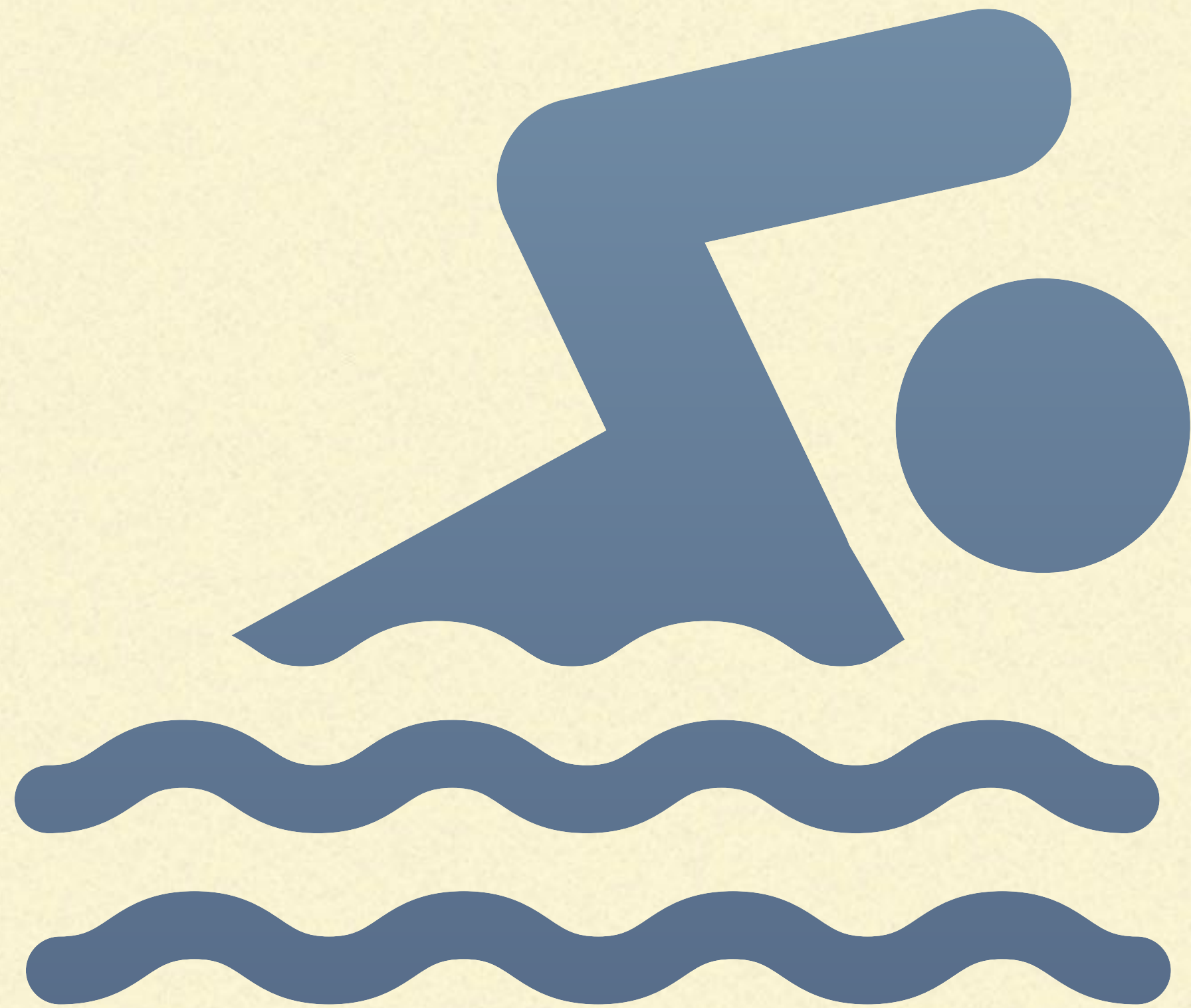


COVID OPERATING PLAN



- Amenities will operate according to health and governmental authority guidelines
 - No plans to implement COVID precautions at the present time
 - Subject to change w.r.t. state and local protocols
-

POOL HOURS



Open Daily April 1 - Oct. 31

5:30 AM - 10:00 AM Lap Swim

10:00 AM - 8:00 PM Open Swim

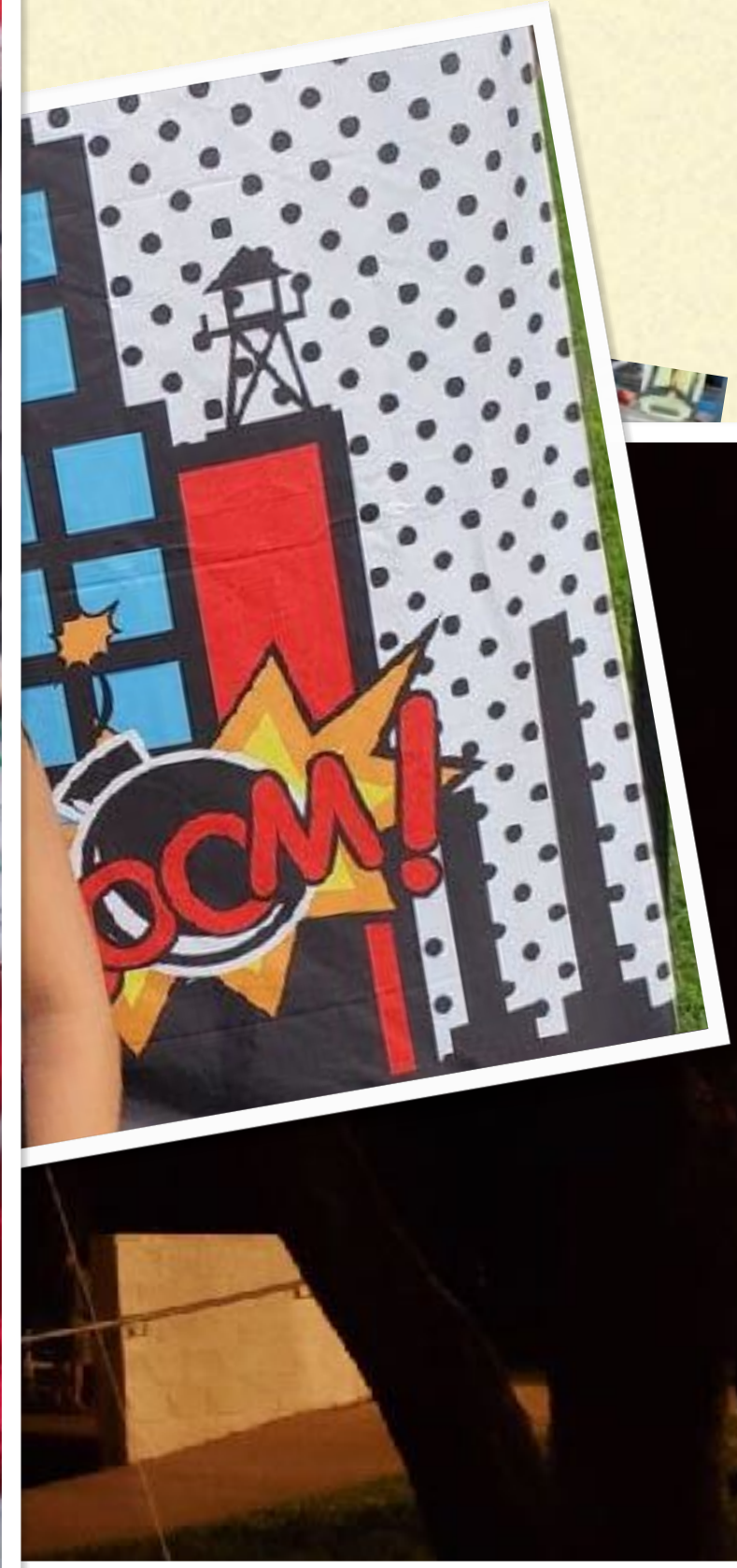
8:00 PM - 10:00 PM Lap Swim

HIRING LIFEGUARDS NOW

Contact Austin Pool Pros

Swim Team in May

COMMUNITY EVENT SCHEDULE



- Community Garage Sale
 - April 23 - 24
- Looking to resume normal event schedule
 - All events TBD pending scheduling

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”
-

QUESTIONS?

ARCHITECTURAL REVIEW

Laurie Fischer, Chair

ARC MEMBERS

- Laurie Fischer, Chairman
 - David Weatherbie
 - John Connors
 - Dave Galyean
 - arc@canyoncreek.net
-

ARC'S MISSION

- Maintain positive, consistent look and feel of the neighborhood
 - Own and maintain the Design Guidelines
 - Part of the “Canyon Creek Restrictions” under §1.7 of the Master Declaration
 - www.canyoncreek.net -> About Us -> Governing Documents
-

HOW WE DO IT

- Review change requests



ALL changes to a property's exterior need a change request

- Talk to residents and develop workable plans (try not to say “no”)
 - Monitor architectural trends and changes and provide guidance
 - Watch violations and other trends to plan areas of compliance focus (satellite dish placement, landscaping trends, fences, etc.)
-

QUESTIONS?

TRAFFIC & SAFETY

Randy Lawson

TRAFFIC AND SAFETY

- 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
 - 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.
-

AVOID BECOMING A VICTIM

- Lock your cars
 - Take your valuables
 - Park vehicles in garage if possible
 - 311
-

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

QUESTIONS?

PUBLIC AFFAIRS AND GOVERNMENTAL OUTREACH

Randy Lawson
Dave Marshall
Robert Canik

-
- 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
- **NOT A CAMPAIGN EVENT**



QUESTIONS?

Architectural Review

Volunteer Coordination

Community Events

FireWise

VOLUNTEER OPPORTUNITIES

Finance

Traffic and Pedestrian Safety

Amenities

Greenbelt

ELECTION

- 7 Directors elected to 2 year, 4-3 staggered terms
 - 3 seats to fill this election
 - Candidate introductions
 - Floor nominations
-

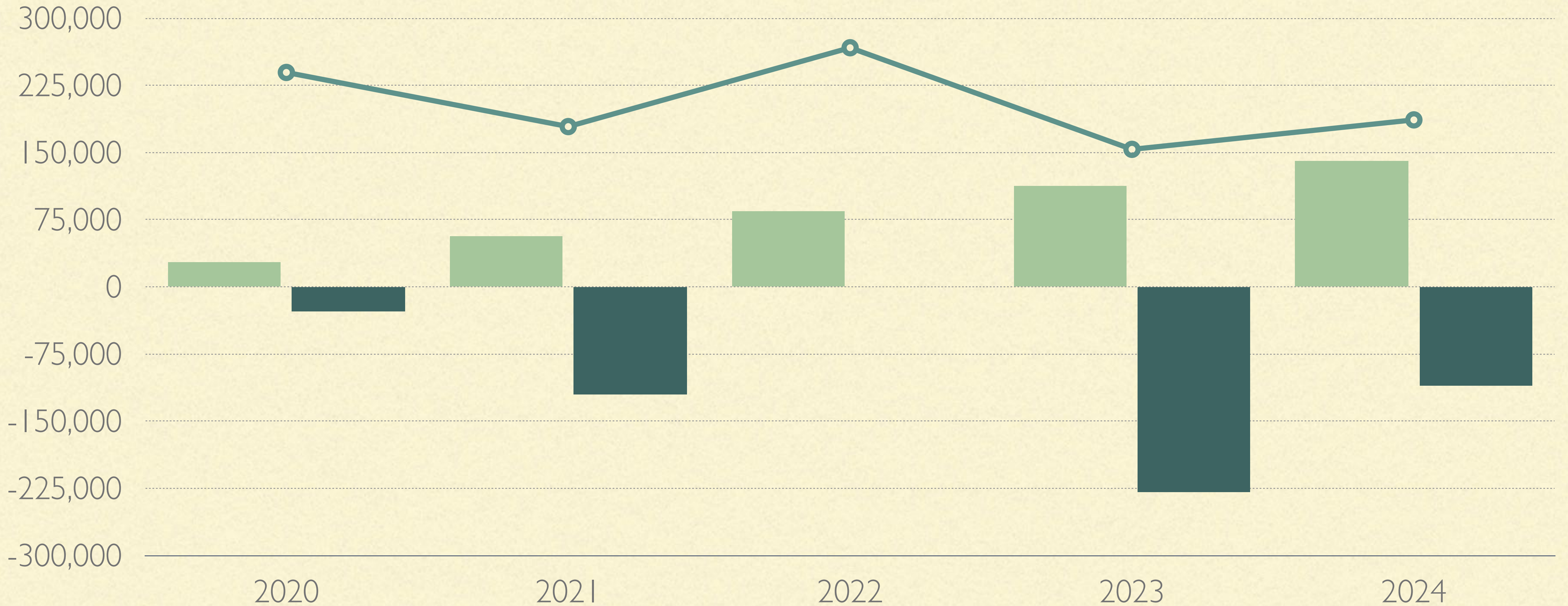
UNFINISHED BUSINESS

NEW BUSINESS

CONSIDERATION OF ADEQUACY OF RESERVES

RESERVE OPERATING PLAN

- Balance
- Contributions
- Expenditures



	ACTUAL/BUDGETED	RECOMMENDED	VARIANCE
BEGINNING BALANCE	\$291,133	\$178,980	\$112,153
CONTRIBUTION	\$176,662	\$84,300	\$92,362
RESERVE EXPENSES	(\$199,930)	(\$120,200)	(\$79,730)
NET CHANGE	-\$23,268	-\$35,900	-
ENDING BALANCE	\$267,865	\$178,980	\$88,885

ADJOURNMENT
