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# 2024 ANNUAL MEETING OF MEMBERS

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

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# ORDER OF BUSINESS

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- 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
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# ROLL CALL

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Members sign in in lieu of verbal roll call.

Verification of quorum.

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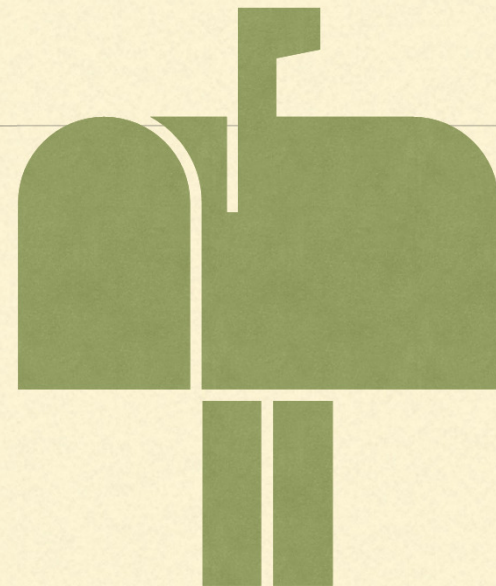


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# PROOF OF NOTICE

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Elizabeth Schoen, Canyon Creek Community Manager  
Spectrum Association Management





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# READING OF MINUTES

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



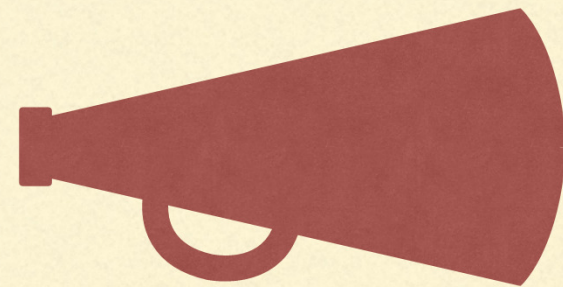


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# REPORTS OF OFFICERS AND DIRECTORS

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Brett Funderburg, Association President





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# OAK WILT WARNINGS

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- High risk of a widespread infection
  - Remove hanging limbs NOW!
    - Fresh peeled bark from falling limbs is a vector for oak wilt infection
    - Falling limbs are a risk to people and property
  - Use proper pruning techniques for cutting and wound treatment
  - Seek advice from a qualified arborist if in doubt
  - Trees stressed or dead from oak wilt will add to neighborhood wildfire risk
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# MANAGEMENT DRIVERS

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- 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 last updated in 2022
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# 2023 OPERATING SUMMARY

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ASSESSMENT INCOME	746.776 US\$
TOTAL OPERATING BUDGET*	588.076 US\$
TOTAL OPERATING ACTUAL	643.014 US\$
VARIANCE	-54.938 US\$

*\*includes NR ice storm cleanup*

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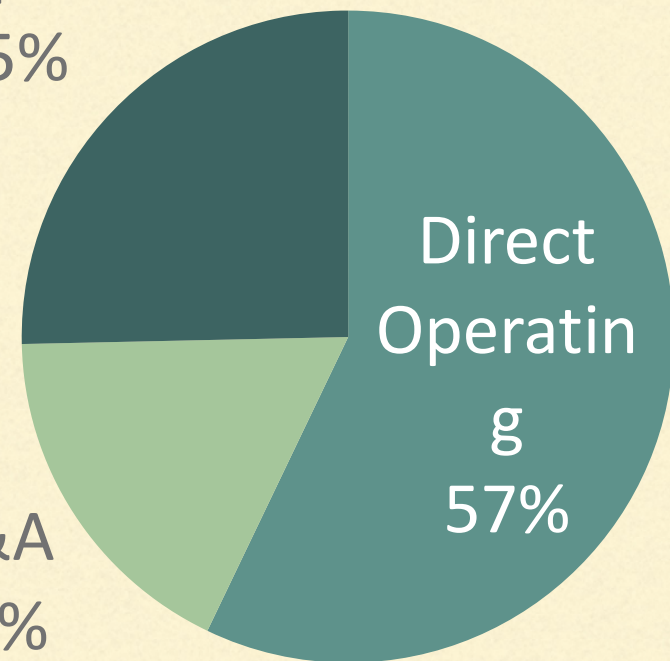


# 2023 FINANCIAL SUMMARY

Beginning Cash <sup>1</sup>	519.309 US\$
Regular Assessment <sup>2</sup>	746.776 US\$
Direct Operating Expense	(406.388 US\$)
G&A Expense	(140.313 US\$)
N/R & Capital Expense	(298.944 US\$)
Ending Cash <sup>1,3</sup>	447.773 US\$

N/R &  
CapEx  
25%

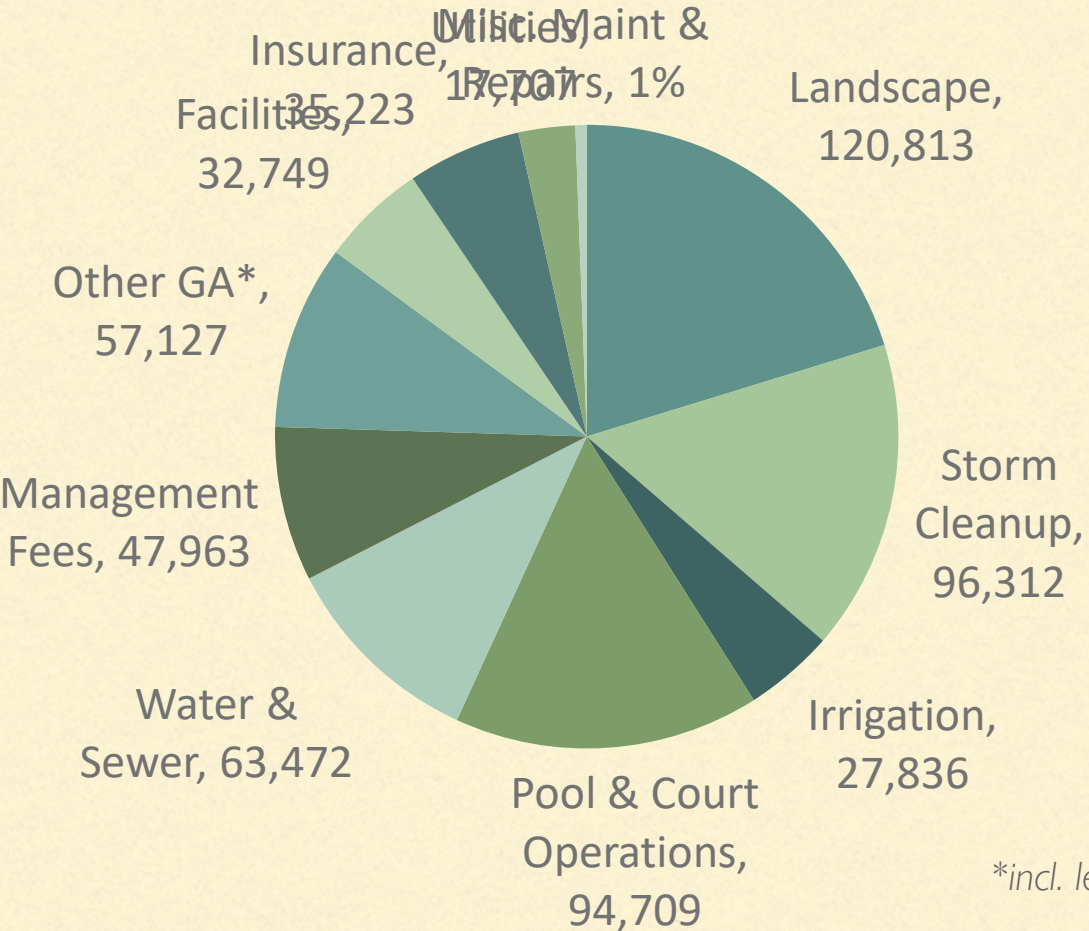
G&A  
18%



<sup>1</sup>Excludes pre-paid assessments    <sup>2</sup>Excludes collectibles    <sup>3</sup>Includes interest and other income



# EXPENSES BY CATEGORY

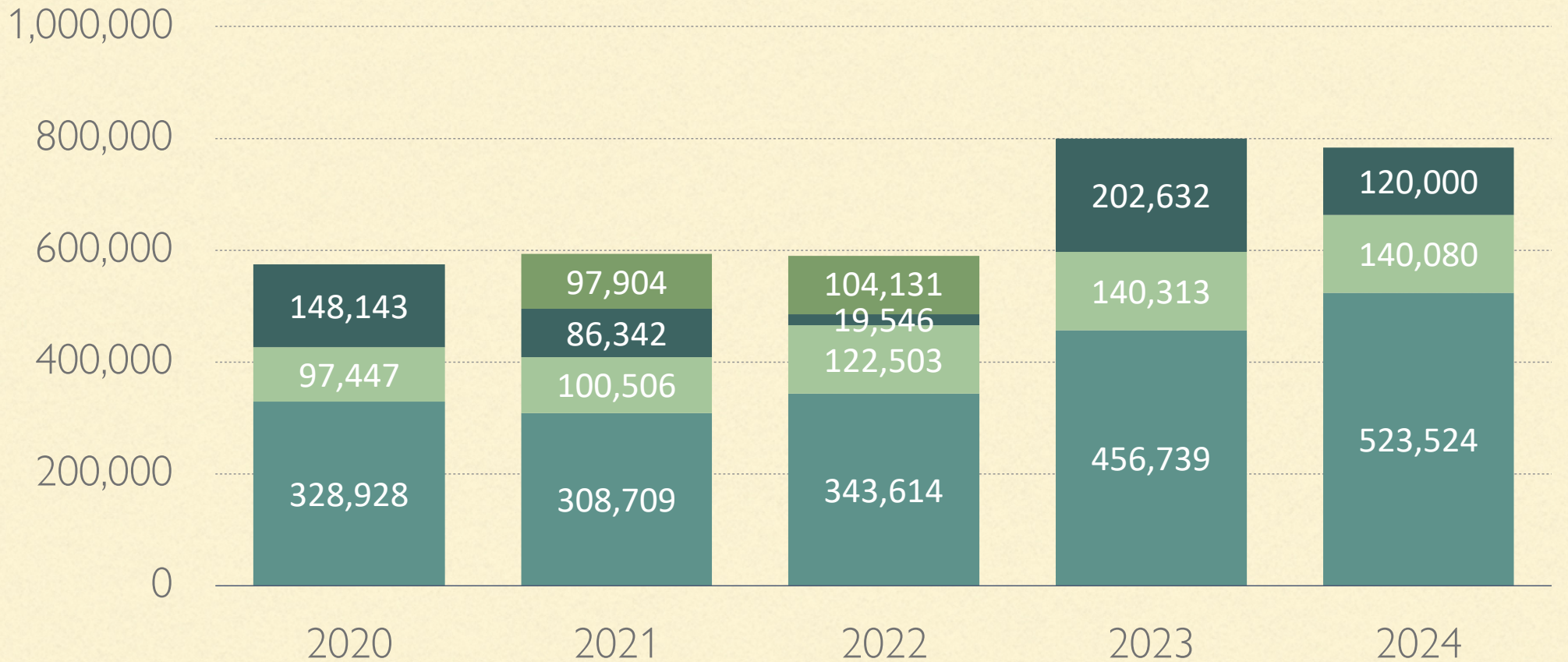


\*incl. legal, accounting, taxes, misc. (ex. Non-Recurring)



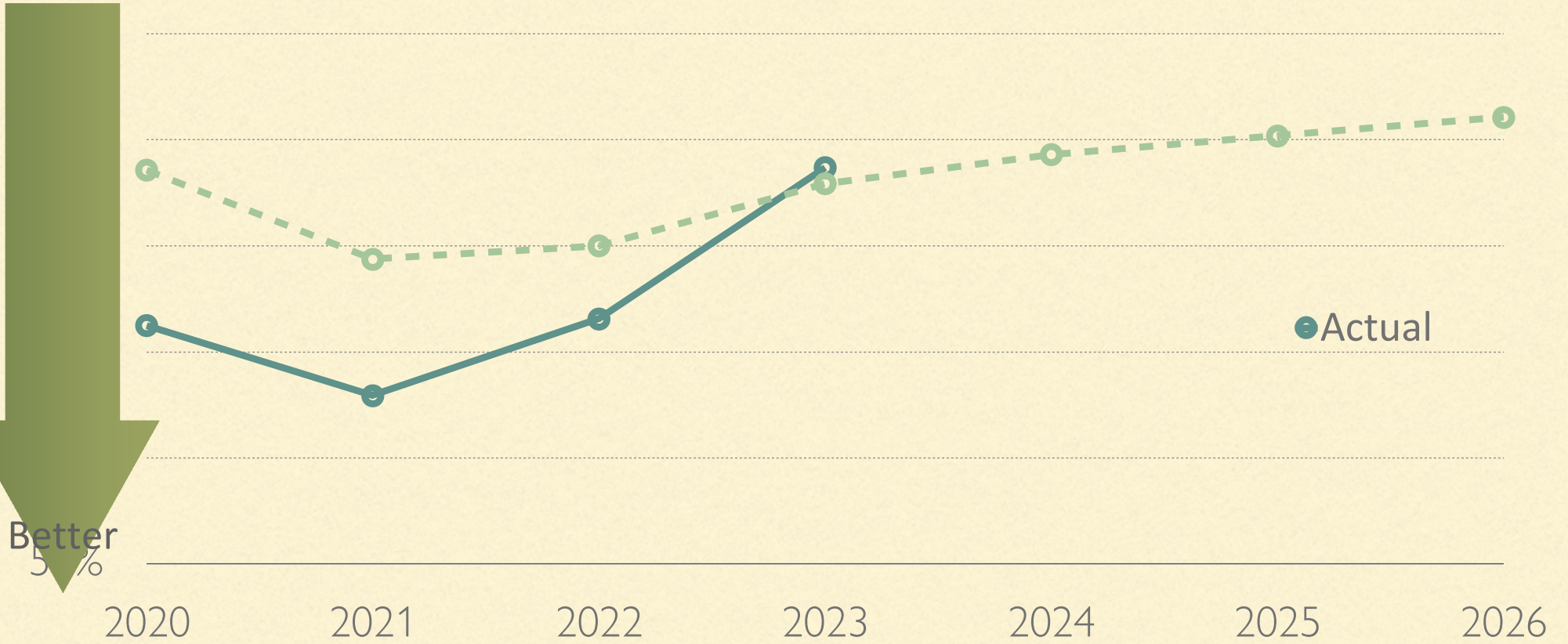
# 2024 PROJECTED

■ Direct operating





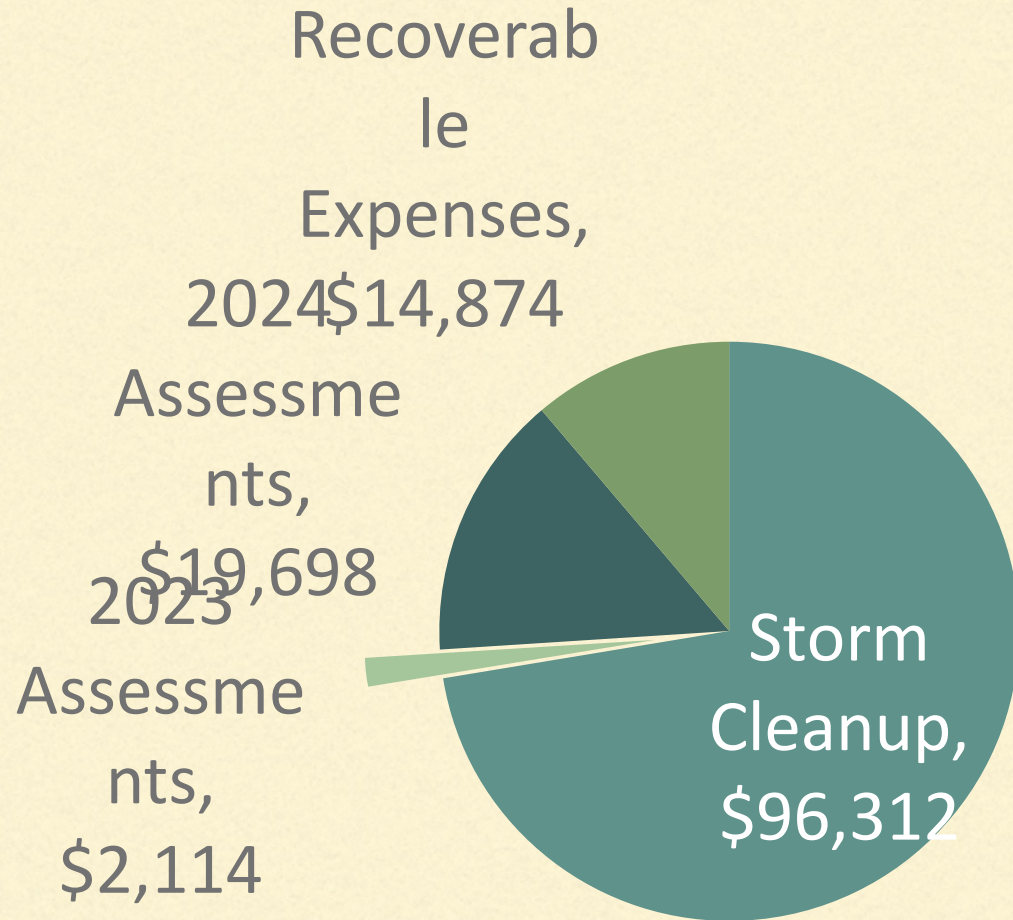
# OPERATING EXPENSE RATIO





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# COLLECTIBLES



*Note: There are no collectible assessments older than 2023.*

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# ANNUAL AUDIT

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- Armstrong Vaughan & Associates
  - 2022
    - Done - no issues (available in Spectrum portal)
  - 2023
    - Start sometime this summer.
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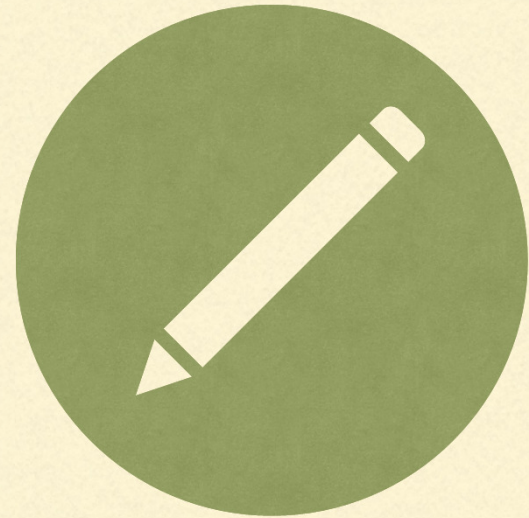
QUESTIONS?

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# PROJECTS & PRIORITIES





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# HOW WE SET PRIORITIES

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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.
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# POOL

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- New shade canopies in 2023
  - Furniture repair/replacements in 2024
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# COURTS

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- All court lighting converted to LED
  - Basketball court gate repaired
  - Planned volleyball hardware replacement
  - Planned repairs to basketball surface
  - Pickleball?
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# FENCE

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- Maintenance is an ongoing project with numerous posts and panels replaced annually
  - Increased to \$70K annually in 2023 and beyond based on reserve study analysis
  - Pressure washing for appearance as needed
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# LANDSCAPING

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- Multi-year landscape refresh continues
  - Updates to existing beds, islands and medians moving south along Boulder is winding down
  - Looking at options to deal with sod problem areas along Boulder Lane



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# SOUTH MEDIAN



- Elevated bed masonry installed
- Tree wells repaired and refreshed
- Solar lighting on backorder
- Looking at options for finish out at street level



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# OTHER PROJECTS

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- Repairs and maintenance to asphalt trail behind Trailhead Park (\$48K)
  - Greenbelt wildfire risk reduction efforts (\$50K)
  - Electrical service to center median at front of neighborhood (\$16K)
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IRRIGATION REPAIRS &  
SMART WATER METERS





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QUESTIONS?

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COMPLIANCE

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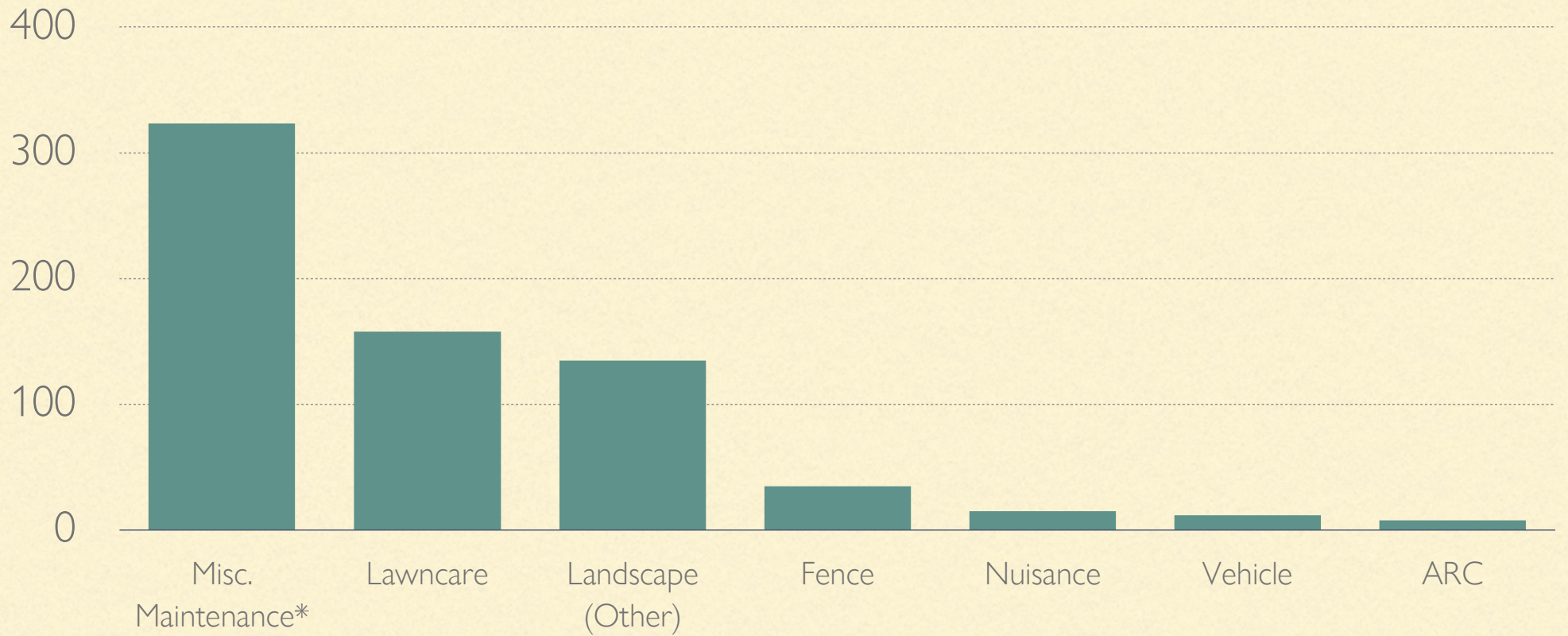
# REMINDERS

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- Violations are typically a 3 step process: 1) courtesy notice, 2) warning, 3) fine.
  - Community inspections twice monthly;
  - **Keep lawns trimmed and free of weeds;** Keep walks and drives edged.
  - 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.
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# 2023 VIOLATION TYPES



*\*includes trash carts*





## MANAGER'S REPORT

Elizabeth Schoen, Community Manager  
Spectrum Association Management

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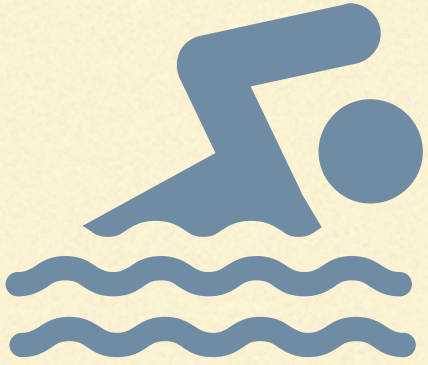


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# COMMITTEE REPORTS

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AMENITIES

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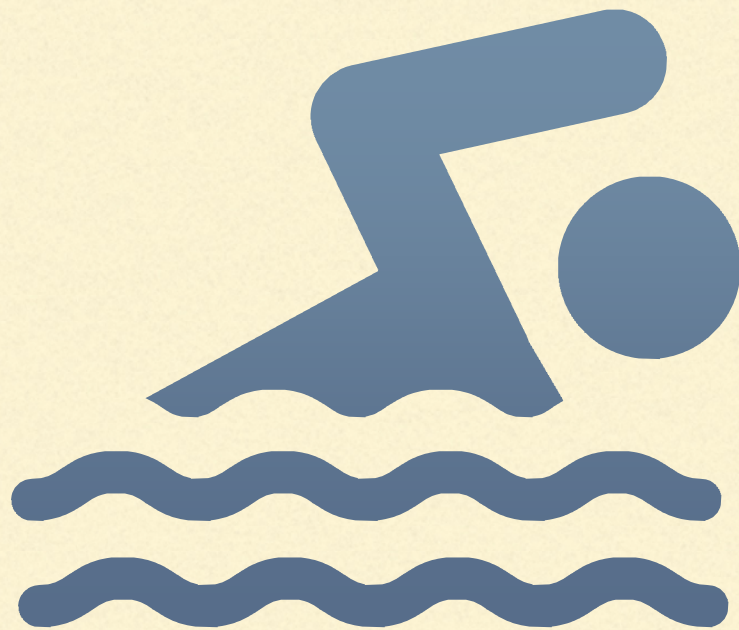




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# POOL HOURS

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Open Daily April 1 - Oct. 31

5:30 AM - 10:00 AM Lap Swim

10:00 AM - 10:00 PM Open Swim

8:00 PM - 10:00 PM Lap Swim

**HIRING LIFEGUARDS NOW**

Contact Austin Pool Pros

Canyon Creek Cyclones  
Swim team resumes in May

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# PICKLEBALL SURVEY

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- Community interest in pickleball
  - Survey e-mailed to all members with an e-mail address on file
  - Likely to restripe lower court from adult + junior tennis to adult tennis + 2 x Pickleball courts. Reservation system may be updated to support this model.
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# COMMUNITY EVENT SCHEDULE

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- Social Committee now handling community events
- Spring Festival - March 23, Trailhead Park
- Community Garage Sale - April 20, 21
- More info about specific events will be coming





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# ARCHITECTURAL REVIEW

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# ARC'S MISSION

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- 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

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

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# ARC MEMBERS

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- Laurie Fischer, Chairwoman
  - David Weatherbie
  - Dave Galyean
  - Mike Marker
  - [arc@canyoncreek.net](mailto:arc@canyoncreek.net)
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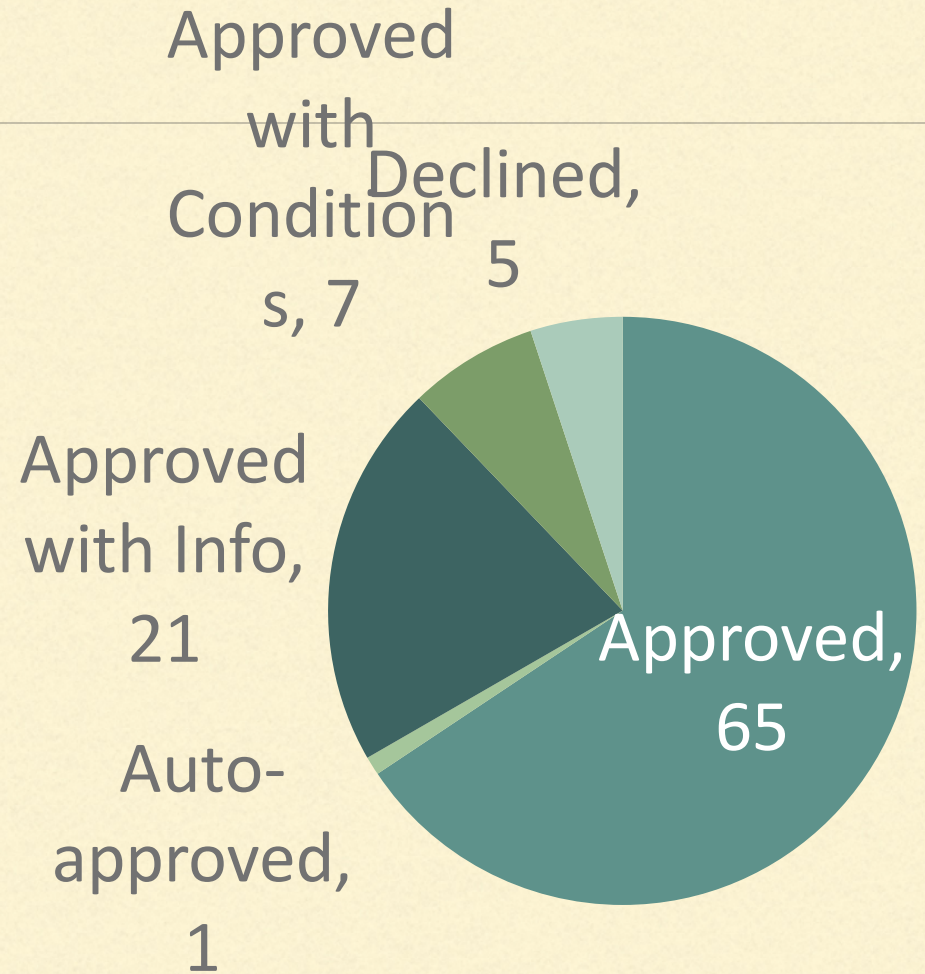
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# 2023 ARC ACTIVITY

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99 Submittals

8 Day Average Turnaround Time





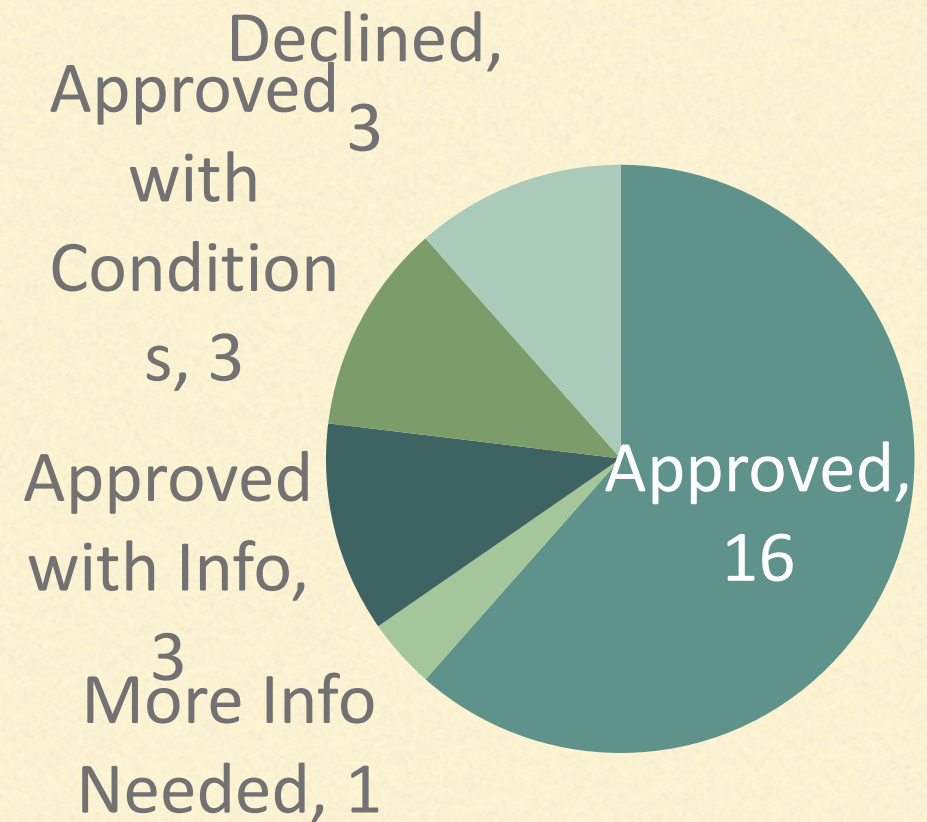
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# 2024 ARC ACTIVITY - YTD

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26 Submittals

4 Day Average Turnaround Time





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# ARTIFICIAL TURF

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- Gaining interest from Members in response to drought restrictions and difficult to maintain yard areas
  - ARC has been studying artificial turf with an intent to update the Design Guidelines
  - **NOT APPROVED UNDER CURRENT DESIGN GUIDELINES**
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# ARTIFICIAL TURF - PROS

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- Water saving
  - Reduced use of fertilizer and pesticides
  - Remains attractive year-round
  - Much lower (but not zero) maintenance
  - Possible rebates from City of Austin
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# ARTIFICIAL TURF - CONS

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- Upfront cost
  - Heat island effect
  - Not a permanent solution (10-20 years at most)
    - Disposal - landfill waste and microplastics
  - May alter impervious cover and water drainage on a Lot
    - Downstream effects on the watershed and/or neighboring property
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QUESTIONS?

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Architectural Review

Community Events

FireWise

# VOLUNTEER OPPORTUNITIES

Traffic and Pedestrian Safety

Amenities

Greenbelt

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# ELECTION

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

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# NEW BUSINESS

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- Consider ARC Artificial Turf Recommendation
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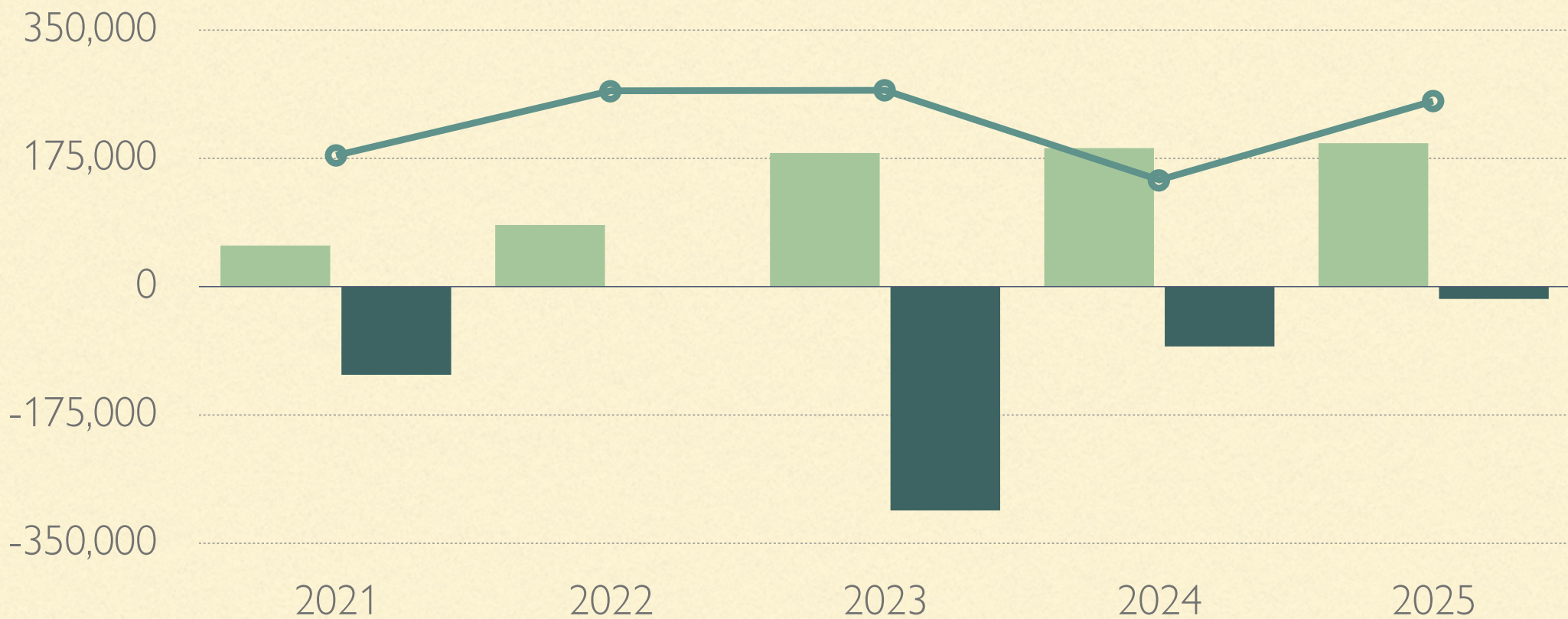
# CONSIDERATION OF ADEQUACY OF RESERVES

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# RESERVE OPERATING PLAN\*

■ Contributions  
■ Expenditures

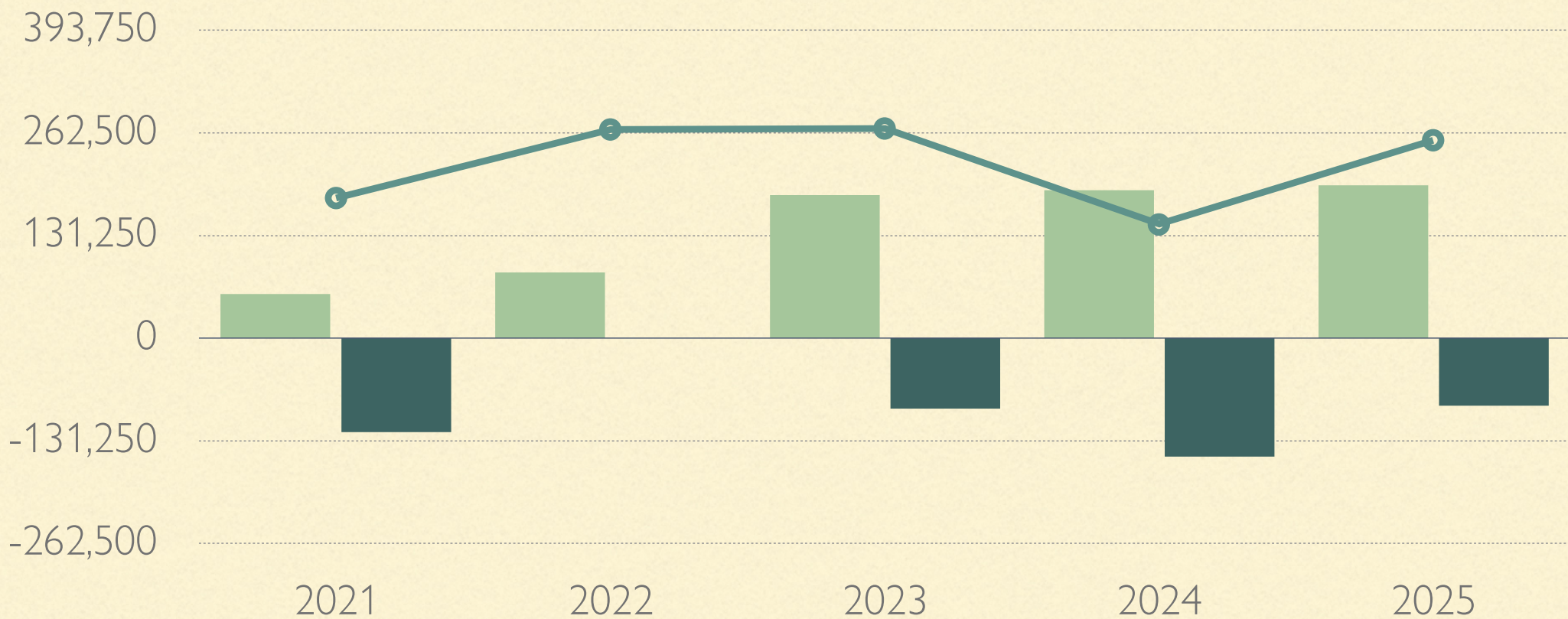


*\*per 2022 reserve study*



# RESERVE OPERATING PLAN\*

■ Contributions  
■ Expenditures



*\*pro Forma*



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	ACTUAL/BUDGETED	RECOMMENDED	VARIANCE
BEGINNING BALANCE	288.879 US\$	145.547 US\$	143.332 US\$
CONTRIBUTION	156.816 US\$	189.399 US\$	(32.583 US\$)
RESERVE EXPENSES	(160.220 US\$)	(81.547 US\$)	(78.673 US\$)
NET CHANGE	-3.404 US\$	107.852 US\$	-
ENDING BALANCE	285.475 US\$	253.399 US\$	32.076 US\$

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ADJOURNMENT

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