

# Canyon Creek Homeowners Association

Place: Church at Canyon Creek  
Date: Tuesday, October 25, 2016  
9001 Ranch Road 620 N  
Austin, Texas 78726

## Board Meeting Minutes

Board Members:

Mark Rowe; Brett Funderberg; Tim Miller; Chris Burke; Cheng Wooster; Jeti Nasrallah; Russell Jakala

Celeste Schulz, Goodwin Management, Property Manager

1. Call to Order
  - Meeting called to order: 19:01pm
  - Members present: Mark Rowe; Brett Funderberg; Tim Miller; Chris Burke; Cheng Wooster; Jeti Nasrallah; (Russell Jakala not present)
2. Review of Last Board Meeting Minutes - 8/30/2016
  - Motion to approve as presented; passed
3. Amenity Center Bathroom Renovations
  - Engaged architectural review to re-design bathroom and washroom facilities for year-round access.
  - Compared against the Reserve Study and 3-year projection for budget constraints
  - Preliminary estimate ~\$600,000; Includes 13% Architect fee (Barley | Pfeiffer Architecture) and 10% over-cost buffer.
  - Construction could begin Fall 2017; 6-months build-out; weather permitting
  - Could be covered by \$100 Special assessment; semi-annual \$50 payments
  - Motion was made, seconded, and carried. Board approves going forward engaging the Architects with Construction Documents
  - Funds could be provided with \$400,000 over two years from general funds and \$200,000 from special assessments)
  - Budgeted in 2017 : \$200,000 for construction, \$50,000 architects fees.
4. 2017 Budget
  - Landscape budget combined Tree Trimming and Irrigation into new Landscape Contract, to save on annual cost (saving \$15000 annually) and improve communication. Tree trimming now included with landscaping.
  - Landscaping and Irrigation services now provided by PerfectCuts.
  - Water budget continues to increase. Experimenting with smart-sensors and wireless control. Pilot program on a single meter with 3 controllers to evaluate savings.
  - Pool shade canopy repair (damaged by vandalism) in the budget; Defer replacement for early Spring.
  - Asphalt resurfacing and Retaining Walls, masonry repair moved to 2018 budget.

-Motion to approve budget (Strike lines 50,51); seconded and carried.

-Amended Motion to move assessment increase and special assessment approval to the Annual Meeting

5. 2016 Annual Meeting

-Annual Meeting date set for February 7, 2017 at 7pm; subject to the availability for the main auditorium of the church. February 8th is the backup date;

-Annual Meeting will discuss assessments increase or; re-evaluate need for special assessment.

6. Mark Weaver; Representing Canyon Creek working with City of Austin

-Crossland & Boulder re-paving by City of Austin

-Street light repairs are PEC, not City of Austin

-Working to get asphalt patch repair for cracks in CYC sidewalks

-Advised on home-owner concerns for street parking and boat-storage along Boulder Lane.

-Vehicles over 9000 lbs can not be parked on residential streets; Roads with speed-limits over 30mph are not residential streets; Boulder Lane is currently 35mph speed limit.

-Options include No-parking limit signs posted for School-bus parking; Reduce speed-limits back to 30 mph; stripe bike-lanes along Boulder.

7. Adjournment

Meeting adjourned 20:20pm.

8. Executive Session - not necessary.