

Canyon Creek Homeowners' Association

Board of Directors Meeting

Via Zoom

Monday, September 11, 2023

6:30 p.m.

MINUTES

I. Call to Order

The meeting was called to order at 6:34 p.m.

II. Establishment of Quorum

The board members present constituted a quorum: Brett Funderburg, Dave Marshall, Randy Lawson, Robert Canik, Dean El-Baz, Russ Jakala, and Matt Romansky

Elizabeth Schoen and Tariq Khogly with SpectrumAM were also present.

III. Homeowner Open Forum

No discussion.

IV. Approval of Minutes- (May 2023)

A motion to approve the minutes from the meeting in May was made by Robert Canik. The motion was seconded by Randy Lawson. The motion carried unanimously, and the minutes were approved.

V. Manager's Report

Elizabeth provided an update on association finances YTD. The association is over budget YTD due to unplanned repairs that have surfaced as well as Winter Storm clean up expenses from earlier in the year.

VI. Committee Reports

A. ARC Committee- (Recommendation Regarding ARC Request Forms)

Lauri suggested using the SpectrumAM form rather than the Canyon Creek form. Lauri will ensure that neighbors are informed of major projects that may impact them i.e., pool, etc.

B. Violation Summary- (Report on Violation Status)

Dave provided an update on the violations over the last several months. Kevin has done a great job of monitoring violations within the community. Property violations are the largest category for violations. 309 trash can violations has been issued YTD.

C. Landscaping- (South Boulder Project)

The license agreement was fully executed and recorded with Travis County. Currently in the process of getting a permit. Urban Dirt has been provided with approval to order supplies, etc. once the permit is approved.

D. Events

a. Report on Community Events

Mary provided an overview of social events and budgeting for events through the remainder of the year. Mary also presented social event plans for 2024.

b. Garage Sale

The community garage sale is scheduled for the weekend of October 21st and 22nd. Information will be sent out via eblast and on Next Door communicating this event.

Mary suggested utilizing HelloNabr for only a couple of events due to the cost of the events and for better use of the budget.

VII. New Business

A. Amenities

a. Volleyball Court Repair Status

No update on the volleyball court. Dean feels we should push these repairs to 2024. The court is functional, but the board is looking to install better equipment i.e., what colleges use, etc.

b. Basketball Court Gate Status

Viking has completed all of their portion of the fencing. Currently, the HOA is waiting on Donnie to complete the access part. Once this is completed, this project will be considered closed.

c. Tennis Court Gate Status

The tennis court gate has been repaired. This item is closed.

d. Pool Closing

The pool is scheduled to be closed on October 31st. Elizabeth will arrange with janitorial services to ensure furniture is put up, etc. Also need to ensure the amenity area is winterized.

B. Violation Enforcement Going Forward

Dave discussed violations for dead grass. With watering restrictions in place, it is difficult for the grass to thrive, and many yards have dead grass. Brett suggested doing a ride along to level set expectations and ensure enforcement is maintained. Dave will draft communication, send to the board/Kevin for review, and then send this out to the community so that all homeowners know what the expectation is.

C. Basketball Repair Proposals and Options

Basketball court proposals were presented. The board feels these proposals were high and additional proposals need to be sought out. Brett suggested contacting CourTex. The board is not ready to approve any proposals currently. Matt will contact them and follow up with the board.

D. 2024 Budget/Capital Projects/Assessment

The board unanimously voted to approve the 2024 annual budget with an increase of 9.86% making the new assessment amount \$635.

E. Anderson Mill/620 Project

Randy provided an update on the Anderson Mill/620 project. It is officially approved now so this will be executed. There is a lot of work that must be completed prior to them breaking ground.

VIII. Executive Session- called to order at 8:19 p.m.

A. Violation List

No action needed.

B. Aging Report

A motion was made by Brett to escalate all eligible accounts to a 209 notice and escalation to the attorney upon expiration of the 209. The motion carried unanimously.

C. Legal Status Report

A review of the legal status report was provided to the board. No action was needed.

IX. Adjourn

With no further business to conduct, the meeting was adjourned at 8:25 p.m.