

Canyon Creek Homeowners' Association
Regular Meeting of the Board of Directors
Monday, September 19, at 6:30 PM
Via Zoom
MINUTES

I. Call to Order

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

II. Establishment of Quorum

The board members constituted quorum: Brett Funderburg, Dean El Baz, Randy Lawson, Robert Canik, and Russ Jakala.

III. Appointment of Offices

A motion was made by Brett Funderburg to accept the following board members to take the following seats in office:

- President- Brett Funderburg
- Vice President- Robert Canik
- Secretary- Dave Marshall
- Treasurer- Dean El Baz
- Member at Large-Mark Weaver
- Member at Large- Russ Jakala
- Member at Large- Randy Lawson

The motion as seconded by Randy Lawson seconded. The motion carried unanimously, and the motion passed.

IV. Homeowner Open Forum

No Discussion.

V. Approval of Meeting Minutes- July 2022

A motion was made by Dave Marshall to approve the minutes from the July 2022 board meeting. Robert Canik seconded. The motion carried unanimously, and the minutes were approved.

VI. Announcements

A. Member Disciplinary Hearing

Two violations were issued to a homeowner for an incident that occurred at the pool, a hearing was held, the board removed one of the violations and left the other until the payment was made for the \$50.00 fine accrued. The other fine was approved for a waiver.

B. Community Garage Sale

The community garage sale will be held October 22nd and October 23rd. Dave will ensure the signs are placed out front in the community. This was also posted on NextDoor. Dave will send Elizabeth communication to send out via Eblast.

C. Pool Closing Date

Dave wants to ensure maintenance items needed for the pool are set up to be addressed once the pool closes for the season.

VII. Committee Reports

A. Traffic Safety Committee

The committee is working on the next draft of communication to be sent out.

VIII. Old Business

A. Site Plan for South Median

This was received but was not up to Randy's expectations. Randy is working with the consultant to get this to acceptable standards. The biggest issue was there was no elevation view and only a plan view. Once submitted to the city it will likely take 30 days for approval if no additional information or revisions are needed.

IX. New Business

A. Dead Tree Removal

There is a dead tree on Bramblebrest that need to be removed. The removal of the tree/expense for removal were unanimously approved by the board.

B. 2023 Budget

The 2023 proposed budget was presented by Brett line item by line item. 90% of the operating budget is the same including contractual increases.

Insurance- insurance was increased significantly due to claims, freeze, hailstorms, etc. Umbrella insurance was also increased quite a bit. The board discussed paying the premium in full or continuing to pay monthly installments as this is an additional \$2,000.00. The board will budget for the installments, review how the rest of the year goes with cashflow and pay in full next year if financially stable to do so.

Brett discussed leaving about \$200K available for capital expenditures in the budget.

Mark Weaver made a motion to approve the 2023 budget in the amount of \$746,776.00 which includes an increase of 9.89%. The motion was seconded by Brett Funderburg. The board approved a 9.89% increase in assessments making the annual assessment \$578. The budget was approved unanimously.

X. Executive Session

A. Aging Report

B. Violation List

A review of the Aging Report and Violation List were provided to the board.

A motion was made by Brett Funderburg to issue 209 notices to two owing accounts on the aging report and escalation of the account to the association's attorney upon expiration of the 209 notices. The motion was seconded by Russ Jakala. The motion carried unanimously.

XI. Adjournment

With no further business to conduct, the meeting was adjourned at 8:06 p.m.