

Canyon Creek
Homeowners Association, Inc.
Annual Meeting Minutes
February 1, 2016
9001 North FM 620, Austin, TX 78726

The Annual Meeting of the Canyon Creek Homeowners Association was held at the Church at Canyon Creek, located at 9001 North FM 620, Austin, TX 78726 on Monday, February 1, 2016.

The Annual Meeting was called to order at 7:05 PM.

1. Roll Call/Certifying proxies

- On February 1 Quorum was established by members present in person or by proxy.

2. Proof of Notice of Meeting

- President Rowe Introduced Association Manager, Celeste Schulz. She explained the notice of meeting and the verification process, and she then provided the proof of notice.

3. Approval of 2015 Meeting Minutes

- Members reviewed 2015 meeting minutes. A motion to approve 2015 minutes was made, members seconded the motion, all-in-favor and the motion carries.

4. Board of Directors & Committee Reports

- Board briefly discussed current projects including: Pool Fencing, Landscaping
 - Pool Fencing: Replaced 15 panels and not the posts as they were in good shape. Repainted entire fence. Saved \$10k.
 - Landscaping: Completed drip irrigation at landscaping areas. Completed tree planting on Boulder Ave. Improvement expected in water billing due to drip irrigation. Notified the sprinkler company to adjust run timers for the sprinkler heads.

5. Manager's Report

- Property Manager, Celeste Schulz, introduced herself and explained the manager's duties including handling of all oversight of the common areas, accounting, payables, receivables, and collections.

- Celeste provided an overview of the 2015 balance sheet and income with budget comparison. Celeste advised that the Association's financials are in good standing.
- Major common area expenses included landscaping maintenance and improvements, Pool fence maintenance and improvements, and water consumption.
- 2015 Delinquencies are very low with only 8 owners delinquent.
- Property violation overview was included in the meeting packet. There is 1 patrol per month for the HOA deed restriction violations. The Most common violations are yards, trash cans and parking. 457 violations issued in 2015.
- Celeste urges residents to submit architectural approval forms before making modifications/alterations/improvements to the exterior of the houses.

6. Election of Board Members

- President Rowe Announced 3 positions are up for election.
- President Rowe opened the floor for the candidates to introduce themselves.
 - Chuck Thomas
 - Jetti Nasrallah
 - Jennifer Zimmerman
 - Cheng Wooster
 - Brett Funderberg
 - Randy Lawson
 - Dave Marshall
 - Xiaomei Liu (write in)
- President Rowe gives thanks to the board and the candidates.

7. Signed-in Resident Speakers

- Parking concerns. Parking in the streets used to be highly enforced. HOA is unable to enforce parking on City streets. Please call the police (311) to cite vehicles parking in an illegal or unsafe manner.
- Maintenance Request Process. Submit maintenance for The Enclave to James Browder. Submit maintenance for Common Areas for Canyon Creek to Celeste Schulz. Masonry fence needs cleaning.
- Thank you to the Church at Canyon Creek for allowing our meeting in the worship center.

- Pool Concerns. Reserve study may reveal additional pool issues and bathroom issues. Will look to reserve study for future repairs and improvements.
- Comments on 3rd party note taking to allow focus in discussions and prevent bias.
- Comments on proxy collection.
- Comments on fiscal conservativeness of building of reserves.
- The Floor is opened to speakers not signed in.
- Pool Comment. Please look into adding a splash area for smaller children. Please look into changing and improving the restroom area. The amenities need to reflect housing prices.
- Trail conservation concerns. Please clean up after your pets while on the trails.
- Comment about candidate introductions. Please allow for a better platform to introduce candidates and their intentions to the community.

8. Election Results

- Brett Funderberg, Jeti Nasrallah, and Cheng Wooster are the newly elected board members.

9. Raffle Drawing

- Richard Wahl, the owner of 10614 Marbury Ct, won the drawing of one year of free HOA Dues. A year's worth of dues (\$400) will be credited to his HOA Account.

10. Adjournment

- There being No further Business to conduct, President Rowe motions to adjourn the 2016 Annual Meeting. The Board seconded the motion, and the meeting adjourned at 8:30pm.