

Canyon Creek
Homeowners Association, Inc.
Annual Meeting Minutes
February 7, 2017
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 7:04 PM.

- **Roll Call/Certifying proxies**
 - On February 7 Quorum was established by members present in person or by proxy.
- **Proof of Notice of Meeting**
 - President Rowe Introduced Association Manager, Celeste Schulz. She explained the notice of meeting and the verification process, and she the provided the proof of notice.
- **Approval of 2016 Meeting Minutes**
 - Members reviewed 2016 meeting minutes. A motion to approve 2016 minutes was made, members seconded the motion, all-in-favor and the motion carries.
- **Board of Directors & Committee Reports**
 - Board briefly discussed current projects including: Pool Bathhouse Redevelopment, Landscaping Irrigation
 - Pool Bathhouse: Enclosed bathrooms; year-round access for park, tennis and basketball courts.
 - Landscaping: Construction work causing line breakages and leaks in the irrigation system drove water usage over budget. New contract with Perfect Cuts for landscaping and irrigation services; the single contract offers better savings. Pilot program testing smart water controller.
- **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 2016 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 maintenance and improvements, and water consumption.
 - 2016 Delinquencies are very low with only 7 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. 242 violations issued in 2016.
 - Celeste urges residents to submit architectural approval forms before making modifications/alterations/improvements to the exterior of the houses.
- **2017 Assessment & Special Assessment**
 - Reserve study in 2016 suggested over \$300,000 in maintenance and repairs for the Pool and Bathhouse amenities. The planned Pool Bathhouse Redevelopment plan will allow year-round access to the bathrooms for homeowners that are using the park and tennis or basketball courts; also includes an enclosed climate-controlled conference area.
 - Special assessment for \$150 over 3 payments of \$50: Summer 2017, January and July of 2018.
 - Necessary to maintain sufficient Reserve funds.
- **Election of Board Members**
 - President Rowe announced he is stepping down this year and there are 4 positions up for election.
 - President Rowe thanks the board and the candidates.
 - President Rowe opened the floor for the candidates to introduce themselves.
 - Tim Miller
 - Chris Burke
 - Russell Jakala
 - Mark Weaver
 - Dave Marshall

- **Signed-in Resident Speakers**

- Parking concerns. Parking in the streets is a concern for jogger and sidewalk safety. HOA is unable to enforce parking on City streets. The HOA rules for overnight parking are for the private streets in the Enclave and at HOA property, i.e. Greenbelt Park and Pool/Tennis parking lots. 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.
- Unleashed Dog attacks. Unleashed dogs pose a threat to pedestrians. Please contact the City of Austin and Animal Control to address any safety concerns with dogs running about un-attended or off-leash.
- The Floor is opened to speakers not signed in.
- Pool Comment. Request additional transparency regarding Pool Bathhouse Redevelopment plans. While the designs and plans were under discussion at each Board Meeting for at least the past 18 months, the final design plans and cost analysis to the public should be made available online for home-owners to review.

- **Election Results**

- Tim Miller, Chris Burke and Russell Jakala were re-elected to the board, and Mark Weaver is a newly elected board member.

- **Raffle Drawing**

- Jetti Nasrallah, the owner of 11009 Andenwood Drive, won the drawing of one year of free HOA Dues. A year's worth of dues (\$400) will be credited to her HOA Account.

- **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.