

Canyon Creek Homeowners' Association

BOARD OF DIRECTORS MEETING

Via Zoom

Monday, January 23, 2023

6:30 p.m.

MINUTES

I. **Call to Order – (6:30 p.m.)**

The meeting was called to order at 6:30 p.m.

II. **Establishment of Quorum**

The board members present constituted quorum: Brett Funderburg, Randy Lawson, Mark Weaver, Dave Marshall, Dean El- Baz, Robert Canik, and Russ Jakala.

III. **Homeowner Open Forum**

Mark Freeman- Mark had questions regarding the repairs to the concrete fence near the Enclave section. Brett is fine with the panels at the bottom; however, the diamond panels are the top need to be fixed. Elizabeth will have ConcreTex look at this again as it's been requested several times, but they're ConcreTex continues to miss this.

IV. **Approval of Minutes – November 2022**

The minutes from the November 2022 meeting were presented to the board for review. A motion was made by Randy Lawson to approve the minutes, Dave Marshall seconded. The motion carried unanimously, and the minutes were approved.

V. **Treasurer's Report and Financial Review**

- A. Operating Account - Balance Sheet
- B. Income Statement - Operating
- C. Income Statement Summary – Operating

Elizabeth with SpecrumAM provided an overview of the financials through the end of 2022. Overall, the association's finances are healthy, and the association came in under budget for the year. Additionally, any excess funds remaining will be transferred to the reserve funds.

The board discussed moving forward with the bid received for the project for the electric panel. Elizabeth will move forward with the bid from Texas Electrical Services.

As far as the median is concerned, Brett would like the cost for a new battery on this and go from there.

VI. **Committee Reports**

A. **Traffic Safety Committee**

Randy provided an update on Traffic Committee. Randy was able to get a survey regarding this Anderson Mill matter. Mobility grant and it's highly likely that there will be federal funding allocated. Since this was already approved by CAMPO, there is no need to compete with other projects asking for dollars in

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2023. TXDot has already completed a lot of the engineering on the intersection. They expect to hold a public hearing on this project sometime late Spring or early Summer. TxDot will ensure the HOA has details regarding the meeting so the HOA can provide their feedback.

Until funding is available, the right of way acquisition will have no movement.

Project south of the HEB shopping center, site plan has been approved so this will be completed soon depending on contractor availability, etc.

B. ARC Committee

There are some items pending/in the pipelines for legislative review/approval that could potentially have some impact on ARC. Brett just wanted to make everyone of aware of this.

C. Violations Summary

Dave provided an overview of the violations within the community.

Number of trashcan violations when down considerably. Dave mentioned during the last meeting there was discussion around putting out some language regarding landscape conditions within the community.

Brett also discussed level setting expectations with Kevin to ensure Kevin is catching everything the board would like to have addressed. Brett would just like to ensure everything is being addressed consistently.

Dave expressed that parking violations are hard to issue as Kevin does not drive during the house of 10PM-6AM. Dave encourage the board/owners to report vehicles parked overnight to SpectrumAM.

Calibration drive to be completed on February 2nd.

VII. Director Reports/Project Status

A. South Median

Randy provided an update on this project. Randy has officially submitted the license agreement from the city. There was feedback from two individuals who came back with fairly significant comments. So now, Coleman & Associations to start going through the list and clearing comments from each person from the city. Approval from the city is still accepted by the April timeframe if nothing surfaces between now and then. Urban Dirt/Green Shine will not provide a price increase if this will be completed upon approval. The hope is to have this completed by June.

B. Shade Canopies

This was voted on via email. The decision was made to proceed with Commitment needs, down payment, and then they will schedule the project out a few weeks.

C. Landscaping

There is an open issue of selecting capital projects for this year. One project Russ would like done it the side medians refreshed. If anyone else has any ideas, Russ is open to them. Depending how much cash is left after this.

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VIII. Old Business

No Discussion.

IX. New Business

No Discussion.

X. Executive Session- called to order at 7:19 p.m.

A. Aging Report

A motion was made by Brett Funderburg to send all eligible account to attorney, Mark Weaver seconded. The motion carried unanimously.

B. Violation Report

A motion was made by Brett Funderburg to issue a 209 for one property at a level 12 on the fining policy for a damaged fence/fence repair and escalation to the attorney upon expiration of the 209 notice. Mark Weaver seconded. The motion carried unanimously.

Executive session was adjourned back to regular session at 7:27 p.m.

There was brief discussion regarding the leaves at the tennis courts. The landscaper is addressing this each visit. Elizabeth did receive a quote to trim the leaves back and will review this with Russ/Dave.

XI. Adjournment

With no further business to conduct, the meeting was adjourned at 7:36 p.m.