

Canyon Creek Homeowners' Association
2024 Annual Meeting
March 04, 2024
Peace Lutheran Church
10625 N FM 620, Austin, TX 78726
6:30 p.m.
Unapproved MINUTES

- I. **Call to Order – 6:30 p.m.** The meeting was called to order at 6:33 p.m.
- A. **Determination of Quorum**
With the current members present and the number of votes cast online, the 10% requirement for quorum was established.
- B. **Proof of Notice**
Elizabeth Schoen, Community Manager presented the proof of notice to the members and board.
- C. **Introductions**
The 2023 boards members introduced themselves and explained whose terms were up for election this year.
- II. **Approval of Minutes for 2023 Annual Meeting**
The minutes were presented to the membership during the annual meeting. The minutes are also available online for homeowner review. A motion was made by Russ Jakala to approve the minutes from the 2023 annual meeting. The motion was seconded by Robert Canik. The motion carried unanimously, and the minute were approved.
- III. **Reports of Officers and Board of Directors**
- Oak Wilt Warnings**
- High risk of a widespread infection
 - Remove hanging limbs NOW!
 - Fresh peeled bark from falling limbs is a vector for oak wilt infection.
 - Falling limbs are a risk to people and property.
 - Use proper pruning techniques for cutting and wound treatment.
 - Seek advice from a qualified arborist if in doubt.
 - Trees stressed or dead from oak wilt will add to neighborhood wildfire risk.
- Management Drivers-** Two key metrics which are operating, and expense ratio and a target reserve balance based off the reserve study completed every 3 years. Total operating was over budget, roughly \$55K primarily due to winter claim expenses.
- Expenses by Category-** Maintenance is the largest expense mainly due to storm clean up.
- Collectibles-** Brett provided an update on collectibles and past due assessments. There are no collectible expenses older than 2021.
- Annual Audit**
- Armstrong Vaughan & Associates- 2022 (no issues, audit located on SpectrumAM portal)
 - 2023- This will begin sometime this summer.

Spectrum Association Management: 4411 Interstate Hwy 35 Frontage Rd Ste 105, Georgetown, TX
78626

Phone: 512-834-3900 Email: Contact@SpectrumAM.com

Projects & Priorities

Pool

- New shade canopies in 2023
- Furniture repair/replacements in 2024

Courts

- All court lighting converted to LED
- Basketball court gate repaired.
- Planned volleyball hardware replacement.
- Planned repairs to basketball surface.
- Pickleball?
 - **Pickleball Survey-** A pickleball survey was sent to the community and tennis court players. The tennis community is not in favor of sharing the courts for pickleball use. Most homeowners were in favor of supporting new courts, however the estimate was between \$200-\$300k just in land development (clearing, leveling, etc.) This would result in \$250 special assessment per homeowner which most were not in favor of. Another option as striping current tennis courts and adjusting the reservations platform; however, tennis court committee was not in favor of this. A decision has not been made on how the HOA will move forward yet.

Fences

- Maintenance is an ongoing project with numerous posts and panels replaced annually.
- Increased to \$70K annually in 2023 and beyond based on reserve study analysis.
- Pressure washing for appearance as needed.

Landscaping

- Multi-year landscape refresh continues.
- Updates to existing beds, islands and medians moving south along Boulder is winding down.
- Looking at options to deal with sod problem areas along Boulder Lane.

South Median

- Elevated bed masonry installed.
- Tree wells repaired and refreshed.
- Solar lighting on backorder
- Looking at options for finish out at street level.

Other Projects

- Repairs and maintenance to asphalt trail behind Trailhead Park (\$48K)
- Greenbelt wildfire risk reduction efforts (\$50K)
- Electrical service to center median at front of neighborhood (\$16K)

Compliance

- Violations are typically a 3-step process: 1) courtesy notice, 2) warning, 3) fine.
- Community inspections twice monthly.
- Keep lawns trimmed and free of weeds; Keep walks and drives edged.
- Put trash and recycling carts away on time.
- Repairs and maintenance must conform with CURRENT Design Guidelines document.
- Submit project requests to ARC prior to any outside improvements to your home/yard.

IV. Reports of Manager

Elizabeth Schoen with Spectrum Association provided her contact information and thanked the HOA for their partnership with SpectrumAM.

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V. Reports of Committees

ARC Committee

- The ARC's mission is to maintain positive, consistent look and feel of the neighborhood and own and maintain the Design Guidelines. ALL changes to a property's exterior need a change request.
- **ARC Members**
 - Laurie Fischer, Chairwoman
 - David Weatherbie
 - Dave Galyean
 - Mike Marker
 - arc@canyoncreek.net
- **Artificial Turf**
 - Gaining interest from Members in response to drought restrictions and difficult to maintain yard areas
 - ARC has been studying artificial turf with an intent to update the Design Guidelines
 - NOT APPROVED UNDER CURRENT DESIGN GUIDELINES

Social Committee

- Mary Romansky has put together a committee and has taken over social events for the community back in 2023 and will continue to oversee social events for Canyon Creek.
- Spring Festival - March 23, Trailhead Park
- Community Garage Sale - April 20, 21
- More info about specific events will be coming.

VI. Amenities

Pool

- 5:30 AM - 10:00 AM Lap Swim
- 10:00 AM - 10:00 PM Open Swim
- Open Daily April 1 - Oct. 31
- Canyon Creek Cyclones- Swim team resumes in May.
- **HIRING LIFEGUARDS NOW-** (Contact Austin Pool Pros)
- 8:00 PM - 10:00 PM Lap Swim

VII. Election of Board Member(s)

A. Nominations from the Floor

Nominations were opened to allow for owners present to be nominated for the vacancies on the board. With no candidates nominated from the floor, a motion was made to close nominations by Brett Funderberg. The motion was seconded by Dave Marshall and nominations were closed.

B. Introduction of Candidates

The candidates present and listed on the ballot provided introductions.

C. Voting

The homeowners present were allowed time to cast their votes and ballots submitted were tallied.

D. Announcement of Election Results

The following candidates received the most votes for the three vacant board positions:

- Darryl Judice
- David Weatherbie
- Greg Weir

VIII. Unfinished Business

- No discussion.

IX. New Business

- Consider ARC Artificial Turf Recommendation

X. Consideration of Adequacy of Reserves

XI. Question & Answer Period

- Is it possible to build a fence on the greenbelt side near the volleyball courts to help prevent the ball from going into the greenbelt area?
 - This will be further reviewed.
- How many homeowners in the community submitted votes for the election?
 - Without counting ballots from today's meeting, there were 197 submitted via online voting/proxy mail in.
- Can the HOA put together a committee to help fund, etc. get things rolling with the pickleball court?
 - Dave provided contact information to further discuss.

XII. Adjournment

With no further business to conduct, a motion was made by Russ Jakala to adjourn the meeting. The motion was seconded by Robert Canik and the meeting was adjourned at 8:02 p.m.