

**Canyon Creek Owners Association, Inc.  
Beal Properties, Inc.  
3363 University Drive East, Suite 215  
Bryan, TX 77802**

**Board of Directors Meeting  
April 22, 2022**

David Henry, President, CCOA  
Susie Hogue, Vice-President and Secretary, CCOA

Lara Lewis, Beal Properties, Inc  
Bundy Hogue Unit 1307

Attending Via Zoom

Jennette Tran, Treasurer, CCOA

Property Owners:

Vivian Henry 1309

Alena Ababon, Unit 1250

Mel Bowser, Unit 1227

Harshal Drake, Unit 1345

Brittany Elliott, Unit 1207

Jonathan Keesling, Unit 1255

Richard Rodriguez, Unit 1219

Deepesh, Unit \_\_\_\_\_

Stephanie Everling, Unit 1235

Patty Murphy, Unit 1237

Ron Underwood, Unit 1339

1. Meeting was called to order at 10:00 a.m.  
A quorum of board attendance was determined present for business.
2. Minutes of prior CCOA Board meetings held January 7, 2022 were reviewed. David Henry provided a brief reading. Motion was made, seconded, and the minutes were approved unanimously.
3. Financial Report
  - a) First Quarter Financial Review
  - b) Update - Capital Improvement Loan
4. Management Report by Lara Lewis
  - a) Delinquency Report: Nine Units remain with outstanding balances
  - b) Violations: Will start focusing on back patios
  - c) Property Updates
5. Old Business
  - a) Paint Project: Nearing completion
  - b) Front Gate: Operational
  - c) Pool gate: Electricity now in place
  - d) Gutter Project
  - e) Landscaping Project
  - f) Drainage Issues Behind/Between Bldgs 1-4
6. New Business
  - a) Security Cameras: Electricity is ready
  - b) Trespassing: Anyone entering the property must be a resident, invited guest, or owner.
  - c) Pedestrian Gate: Undergoing repair for residents to walk to mailboxes.
  - d) Building and Directional Signs: Lara obtaining bids.

7. Survey Results: 30 responses received

The three remaining projects were ranked in order of importance.

First: Drainage mitigation and trash can pad

Second: Gutters on all buildings

Third: Full Property Landscaping

70% would vote in favor of the \$3,380 Capital Improvement Assessment

30% would vote against

8. Action:

The Board will call a Special Assessment Meeting on Saturday, May 21, 2022 at 10 a.m. for the purpose of Voting for a Special Assessment to pay off the Capital Improvement Loan used to fund the roof replacements and painting.

The approximate Capital Improvement Loan balance is \$ 270,500, resulting in \$3,810 per unit, payable in two payments of \$1,905. Payments will be due June 30, 2022 and August 31, 2022.

Owners needing additional time due to financial hardship would be able to request that in writing once the assessment is issued.

Owners wanting to file a claim on their insurance Loss Assessment Endorsement HO-382, must pay the full \$3,810 in order to file the claim for reimbursement with their insurance.

Voting will take place in person or electronically.