

Canyon Creek Owners Association, Inc.  
Annual Owners' Meeting  
August 14, 2021

Attending in Person: Paul McMahan, Vice President, Treasurer, CCOA, Owner Unit 1301  
Toni Myers, HOA Director, Beal Properties

Attending via Zoom: Susie Hogue, Secretary, CCOA, Owner Unit 1307  
Bundy Hogue, Owner Unit 1307  
Stephanie Everling, Owner Unit 1235  
Ed & Patti Murphy, Owner Unit 1237  
Cathy P, Owner Unit 1244  
Alena Ababon, Owner Unit 1250  
Ron Underwood, Owner Unit 1339  
Jennette Tran, Owner Unit 1341

1. **Meeting was called to order** at 10:11 a.m. by VP McMahan. A quorum of board attendance was determined present for business. The meeting was held in person at Beal Properties and via Zoom video conference call.
2. **Roll Call of Board Members:** David Henry, President of HOA, was not in attendance. Paul McMahan, VP, Treasurer was present in person, and Susie Hogue, Secretary attended via Zoom.
3. **Notice of meeting** was sent by Beal to each owner via regular USPS mail and email with Proxy ballot.
4. **Minutes** of prior CCOA Annual meeting held August 13, 2020 were read by Susie Hogue. There were no questions. The minutes were approved unanimously.
5. **Old Business:** Paul McMahan discussed cost savings steps taken:
  1. Replaced bulk trash pickup - saves about \$8K annually
  2. Replaced HOA Management Company- saves about \$300 monthly
  3. Replaced pool maintenance company- saves about \$100 monthly
  4. Hired local handyman with electrical background- saves about \$150 per hour

➤ Finished business:

  - Repaired fences and spray weeds
  - Replaced speed bumps
  - Fixed potholes
  - Replaced non-structural retaining wall next to Unit 1313
  - Removed dead plantings, removed, raised, and trimmed trees
  - Repaired rotting lamp posts and replaced lamp globes
  - Removed mold from buildings
  - Repaired irrigation system
  - Removed window spindles, repaired window frame and painted maroon
  - Modified HVAC overflow PVC pipes on front units facing Harvey Mitchell to stop rust stains
  - Painted over rust stains
  - Repaired misc items on exterior of units that were sold
  - Added dog waste stations at the four complex corners
  - Added signs for bulk trash pick up
  - Replace pool furniture
  - Added lock to pool equipment enclosure

- Unfinished business
  - Replace current pest control company to focus on termite issues
  - Pediment: Some missing, others need repair
  - Complete damage to Unit 1249 from flood issue
  - Repair sink hole
  - Pool emergency telephone

## 6. New Business

1. Roof replacement
2. Rain gutters
3. Painting of all buildings
4. Get front gate operational
5. Landscaping entrance, pool area, front of each unit
6. Unit number & parking re-stripe painting will be completed 8/18/21-8/19/21
7. Cameras for entrance & pool
8. Pool fence replacement to six foot with locking gate
9. Investigating Suddenlink for all units as satellite dishes will not be permitted on building structures in the future because this will void roof warranties

**Financing of Upcoming Projects** Susie Hogue, Secretary, explained some options that the board will investigate. The estimated amount needed for the upcoming necessary projects is around \$416K.

- **One time special assessment:** If the total need is \$416K each unit would be assessed \$5860. There would be a payment plan of three months. If the property owner has the LOSS ASSESSMENT COVERAGE- TEXAS (HO-382) ENDORSEMENT on their property insurance, the amount of the roofs not paid by insurance can be covered for a small deductible. It is estimated, after deductible, this would be about \$2647 per unit, leaving about \$3213 out of pocket for the one- time special assessment.
- **Increase of dues:** It is estimated this option would increase dues about \$45/month per unit.

## 7. Financial Report Read by Paul (see attached)

1. Beginning balance \$102,596.27
2. Ending balance \$96,051.97

## 8. Election of Directors

Paul McMahan resigned his seat

### Open Floor for Nominations

- a) Jennette Tran volunteered/nominated herself to fill his remaining term
- b) Susie Hogue was the only ballot received for the Board of Directors

### Voting

Both Jennette and Susie received unanimous votes in favor of their election to the Board of Directors. Toni asked all 11 owners those voting by zoom to email her a statement of their vote.

Toni explained new Texas law beginning 9/1/2021 will require three owners, not Board member or anyone related to a Board member, to serve on the Architectural Committee (ACC). She asked for anyone interested to please email her. She will also include this information in a newsletter soon.

### **Questions/Comments from the floor**

**Stephanie Everling, Unit 1235:** Prefers one-time assessment to keep dues from going up and staying up. She reported the irrigation is watering the mud behind buildings 1-4 since there is no vegetation behind these buildings. She also reported lots of trash in this area that needs to be addressed.

**Ed & Patti Murphy, Unit 1237:** Prefers one-time assessment, and also reports irrigation watering the mud and trash that has been there since March. They inquired if the landscaping will include this area. We explained it will not. They do not think they will be interested in Suddenlink being provided to the complex since they pass this cost on to their tenants. They also stated Suddenlink may not be fast enough speed. They feel the gate expense will be ongoing due to students damaging them frequently. Toni assured them we will not have gate work done until we have a camera system in place to capture the license plated of the offenders. Then she will file on their insurance if damage occurs. They also stated concerns of traffic backing up trying to enter property, especially with the widening of Harvey Mitchell. Toni stated she will be in touch with TXDOT and the city regarding a turning lane.

**Alena Ababon, Unit 1250:** Shared similar concerns about Suddenlink and gate. She suggested the gates be removed instead of repaired.

**Ron Underwood, Unit 1339:** Spoke of the \$3500 gate repairs. Paul's explained the increase in trash dumping from outside sources. Ron suggested using the \$ for gate repairs to increase bulk trash pickup.

With no more business to discuss, McMahan motioned, Hogue seconded, and the meeting was adjourned at 11:13 a.m.