

**CANYON RIDGE SPRINGS POA
BOARD MEETING MINUTES
OCTOBER 1, 2016**

A meeting of the Board of Directors of Canyon Ridge Springs POA was held on Saturday, October 1, 2016 at the McBride residence. The meeting was called to order by Paula Guerrero at 11:20am and a quorum was present.

Board Members Present: Richard Cornett, Paula Guerrero, Sharon McBride, Carl Rose
Community Members Present: Al Garcia

Approval of Minutes: The minutes of July 17, 2016 were previously approved and posted on the CRS website and Community Bulletin Board.

OFFICER & COMMITTEE REPORTS

Treasurer's Report: Carl Rose gave the Treasurer's Report as follows:

Current Balances:

Checking	= \$ 22,562.49
Capital Fund	= \$137,090.81

Income: Owners of two lots delinquent in paying their 2016 dues have indicated they will be paying so we will have full compliance for 2016. Additionally, a lien will be removed from lot #36 once their check is received. The paperwork to remove the lien will be notarized so it can be submitted to Travis County.

Other Income:

Sales of lots #40, 41 and 77 are pending

Architectural Review Committee: Richard Cornett reported:

- The ARC was contacted by owners of lot #36 for a variance prior to building on their property. The board recommended no variance could be considered until they submitted their architectural plans formally to the committee.
- A fence extension, which matches present fencing, was approved for an existing property.

Nominating Committee: Sharon McBride reported no business and no nominees will be sought for the 2017 POA Board as no terms are expiring in 2016.

Infrastructure Monitoring Committee: Carl Rose reported:

- The front gate required repair of electrical boxes/components possibly due to a lightning strike nearby. Due to the extent of repairs and labor we may exceed our budget for gate repairs in 2016.
- The irrigation timer at the front gate is also malfunctioning and may also be a result of the lightning strike in the same area; it will be repaired.
- Our insurance carrier will be contacted to inquire about coverage for damages caused by lightning.
- Another review of the fence along Cow Creek Road determined the cedar posts continue to rot and require replacement.
 - There was general discussion regarding expenditures to maintain the fence over the past several years versus identifying a more durable fence and replacing all of it. A review of records will be made to determine how much has been spent on fence repair over the years.
 - Estimates for different fence replacement options will be investigated and reported back to the board. Also related records will be reviewed for historical costs.

- A Record Retention Policy will be developed for the POA Board to follow in the future.
- A property owner requested the board to consider hiring a professional surveyor to assess the current state of our infrastructure (i.e. roads, gates, irrigation, etc.).
 - There was general discussion about the cost to hire a consultant. Since experts have recently provided estimates for repairing the gates, irrigation system and sections of our roads (we were advised our roads were in good shape except for two small sections which we are seeking to have repaved), it was decided the money would be better spent on the infrastructure already identified requiring repair.
 - It was suggested that a Life of Infrastructure spreadsheet be created to assist the POA Board with anticipated times of replacement of infrastructure for budgeting purposes.
- The POA Income Taxes were submitted to the IRS on September 15; there were two requests for extensions made by the accountant during the year. She also submitted the Texas Franchise Certificate. Estimates from other accounting firms to file our taxes and the franchise certificate will be sought before 2016 taxes are submitted.

OLD BUSINESS

- The leak at Aqua Water Treatment Station #2 was repaired in mid-August but started leaking again the end of September. Aqua Water was notified and will repair the tank once a qualified diver/technician is available.
- The Fall Project to remove invasive trees/bushes: Carl and Al Garcia have cut back some of the Roosevelt Willow and Red Sumac along the common area of the roads, and along the fence on Cow Creek Road, and some property owners have cut them back on their property too.
 - Carl will investigate borrowing/renting a bush hog to clear some brush more efficiently.
 - Now that the weather is cooler, an email will be sent out to call for a Property Owners Work Day to clear brush on their property and in the common areas.

NEW BUSINESS

- A draft of the proposed 2017 CRS POA Budget was submitted to the board. The vote on the budget will be held at the next board meeting in December after everyone has had time to review it.
- There was a proposal to add a Beautification Committee to the POA list of approved committees and a flagpole at the front gate. This item will be added to the Agenda for the 2017 Annual Meeting.
- CRS POA Calendar:
 - The next general POA Board Meeting will be held on Saturday, December 10 at 10:00 am at Sharon McBride's house, 11603 Montana Springs Dr.
 - The Annual POA Meeting will be on Saturday, January 21, 2017 at 2:00 pm at the Holiday Inn in Marble Falls; reservations are pending. Cookies and drinks will be provided.

Carl Rose made the motion to adjourn the Board Meeting and seconded by Paula Guerrero. The motion was unanimously approved and the meeting adjourned at 1:10 pm.

Sharon McBride
Secretary, CRS POA