

CANYON RIDGE SPRINGS, INC.

BOARD MEETING AGENDA

DATE: October 5, 2013 **TIME:** 10:00 AM

LOCATION: Elliott Guest House **PHONE:** 512-355-3237

- 1) Call to order: President, Stephen Nash
- 2) Old Business:
 - a) Property owners' directory, neighborhood directory, Brent fisher
 - b) Landscaping of Canyon Ridge Springs Entrance Gate, Stephen Nash
 - c) Retainment of a lawyer to advise the Board on specific issues, Stephen Nash
 - d) Removal of salt cedar on easements and dead trees from lots, Doug Campbell
 - e) Temporary Entrance codes for contractors working in Canyon Ridge Springs, Doug Campbell
- 3) Committee/Officer reports:
 - a) Treasurer's report, Doug Campbell
 - b) CCR Revision Committee, Brent Fisher
 - c) Architectural Review Committee, Brent Fisher
 - d) Infrastructure Committee, Doug Campbell
- 4) New Business:
 - a) Annual Meeting Planning, Vicki Elliott

CANYON RIDGE SPRINGS, INC.

BOARD MEETING MINUTES

OCTOBER 5, 2013

Meeting called by: Stephen Nash, President **Type of meeting:** Board meeting

Facilitator: Stephen Nash **Secretary:** Vicki Elliott

Recorder: Vicki Elliott **Location:** Elliott guesthouse

Attendees: Doug Campbell, Vicki Elliott, Brent Fisher, Stephen Nash

Guests: Fran Berns

1) The meeting was called to order by Stephen Nash, President

2) Old business:

a) Brent Fisher discussed progress made in developing a neighborhood directory, advising he has not yet been able to obtain email addresses for 16 property owners. He discussed the format for the directory. Each property owner will select information to be included under each individual entry in the directory.

b) Doug Campbell presented a bid received from Hill Country Home Services to clear and replant the landscaping around the front entrance. An alternate plan was received from property owner Lynda Wright. After some discussion, it was decided that Doug Campbell will obtain a second bid for clearing and replanting the entrance landscaping. The current budgeted amount for landscaping and fence maintenance was discussed. Stephen Nash made a motion to add \$1000.00 to the 2014 budget for landscaping and fence maintenance; Vicki Elliott seconded the motion. The motion was approved. Doug Campbell noted some of the lights at the entrance were burned out; he stated he would replace the bulbs.

c) Stephen Nash requested that Vicki Elliott provide the name of a lawyer familiar with HOA law, who might serve as consultant for CRS POA when needed.

d) Doug Campbell discussed removal of Roosevelt willows from the roadway easements and explained a five foot wide area would be cleared and the debris would be taken to the POA park for eventual burning. Future action regarding removal of dead trees would be deferred until legal advice could be obtained. Doug Campbell also stated he had purchased updated plats of both Phase I and Phase II.

3) Committee/Officer Reports:

a) Treasurer Doug Campbell provided a written report of the current financial status of the CRS POA.

b) Doug Campbell, Chairman of the Infrastructure Committee, discussed costs incurred for maintenance of the sprinkler system. He discussed the cost of Roosevelt willow removal and advised that he had purchased additional remotes for the entrance gate.

c) Brent Fisher, for the CCR revision committee, discussed the process of submitting revisions line by line to property owners for review and voting. The committee has received many responses and makes revisions in response to feedback.

d) Brent Fisher, chairman of the ARC, stated three requests for various projects had been received. One request was denied, additional information was requested for a second proposal, and the third request, involving electrical work for an outbuilding was not thought to be within the scope of ARC action and was referred back to the property owner without action.

4) New Business:

a) Planning for the annual meeting was discussed. A preliminary date of January 25, 2014 was set. Doug Campbell will make arrangements with the Holiday Inn Express in Marble Falls. He will also coordinate refreshments for the meeting. Vicki Elliott will send a notice of the Annual Meeting, as well as a call for nominations and call for volunteers for various POA committees to all property owners in November.

5) Action Items:

- a) Brent Fisher will continue work on the directory.
- b) Doug Campbell will obtain additional bids for landscaping the entrance.
- c) Vicki Elliott will obtain the name and contact info for a legal consultant.
- d) Doug Campbell will monitor removal of the Roosevelt willow.
- e) Doug Campbell will monitor when the entrance gate is locked open and change the code if necessary.
- f) Brent Fisher will continue with revision of the CCR's.
- g) Doug Campbell will reserve a site for the annual POA meeting and coordinate refreshments.
- h) Vicki Elliott will prepare and mail Notice of the Annual Meeting, Call for Nominations and Call for Committee Volunteers.