

**FINAL**  
**CANYON RIDGE SPRINGS POA**  
**BOARD MEETING MINUTES**  
**October 6, 2021**

A meeting of the Board of Directors of Canyon Ridge Springs POA was held on Wednesday, October 6, 2021, at 7:00 p.m., at 25007 Montana Creek Crossing Dr. Susan Fisher called the meeting to order at 7:08 p.m.

**Board Members Present:** Susan Fisher, President; Jeff Miller, Vice President; John Lunceford, Treasurer; Sean Finke, Secretary; and Rick Guerrero, Member-At-Large. Al Garcia, Jennifer Garcia and Candy McGuire were also in attendance.

**Proof of Notice of Meeting:** The notice of the meeting was posted on the bulletin board and website 4 weeks prior to the date of the meeting.

**Approval of Minutes:** The Board previously approved the minutes of the last board meeting held on June 2, 2021. Those minutes were posted on the bulletin board and are available on the website.

**OFFICER REPORTS;**

**Treasurer:** John provided his report:

- Financials: as of October 6, 2021:

Checking Balance:	\$ 17,737.89
Capital Balance:	\$ 149,506.70
TOTAL :	\$ <b>164,244.59</b>

- Resale Certificates: 15
- Depreciation does not have a current year to date
- Capital budget is over \$9,300 due to increased road expense and front fencing
- The Net Ordinary Income is over \$12,000 due to lot resales and sale of gate fobs
- Current interest rate in savings account is low. Treasurer will look into short term investments (i.e. CD)

The Treasurer's Report, along with attachments, was submitted for filing with the Records of the CRS POA

**Secretary:** Sean provided his report:

- Susan Fisher submitted her letter of resignation following the end of this board meeting. She abstained from any voting during this board meeting
- The board will finish out the remaining term with only 4 members
- Jeff Miller will take over presidential responsibilities until the next term begins

**COMMITTEE REPORTS;**

**Architecture Review Committee (ARC):** Candy reported.

- Lot 28: approval for solar paneling (8/2021)
- Lot 53: approval for black wrought iron fence for backyard (9/2021)
- Lot 98: approval for a deck (9/2021)
- Candy McGuire submitted her resignation from the committee effective immediately
- New Chair TBD

Fall Picnic Committee: Susan reported.

- Picnic delayed until Spring due to COVID pandemic

Firewise Committee: Al reported.

- Currently working on a rewrite for the Firewise action plan
- Obtaining documentation for recertification
- Al Garcia will be resigning at the end of this term
- Board will need to find a new Firewise Committee Chair

Infrastructure Maintenance Committee (IMC): Rick reported.

- Parts of the irrigation system were replaced at the front gate
- Sensor on the outbound gate was replaced
- Electricians needed to address the light fixture on one of the CRS entry signs
- Fencing
  - Trying to schedule dates for the contractor to come out to complete the neighborhood side of the fencing
    - Poor response with contractor currently
    - A motion was made and carried for Jeff to send a certified letter to the owner of the company to encourage compliance with contractor - Susan abstained from voting

Nominating Committee: Susan reported.

- Susan Fisher and Candy McGuire resigned from the Nominating Committee effective immediately
- Sean Finke will take over as chair of the committee with Sharon McBride as the other remaining member
- Nominations will go out on October 15, 2021 with a post mark request no later than November 15, 2021

Neighbor Helping Neighbor Committee: Candy reported.

- Candy McGuire resigned from the committee effective immediately
- Will discuss with remaining members about future of the committee

Website Committee: Susan reported.

- Gary McGuire resigned from the committee effective immediately
- Jeff Miller will take over committee
- All governing documents have been relocated to one link to maintain state compliance

**OLD BUSINESS:**

- Gate Code- Pending Change
  - New gate code will be sent out with annual packet

- New gate code will go into effect January 29<sup>th</sup>, 2022- date of annual meeting

#### **NEW BUSINESS:**

- New Texas Legislation
  - Major changes the rules that HOA/POA can enforce – especially Senate Bill 1588
  - Senate Bill 1588
    - Under this legislation ARC can no longer be chaired by a board member or their spouse
    - The ARC laws have changed and our CC&R's need to be reviewed and updated to reflect state laws
    - This pertains to denials, fencing, security, hearings, green energy, and several other policies
  - Possibly look into hiring a lawyer to assess our compliance with the state
  - Resale certificates capped at \$375. Our current resale charge is \$325
    - We will discuss bringing up resale charge to \$375
  - Management certification needs to be updated with both counties and Texas Real Estate Commission
  - In the future, special board meetings will have to be posted to the neighborhood 3 days in advance
- Complaints
  - It was brought to the Board's attention that a few lots are not in compliance with our CC&R's
  - Several discussions commenced on how best to handle these non-compliance issues
    - The board felt it was best to approach with neighborly discussions initially
    - If issues persist, proper escalations will follow to ensure compliance
  - Escalation and Follow-Up will be discussed at the next Board Meeting

#### **Announcements**

- The annual meeting will be on January 29<sup>th</sup> 2022. Location TBD.
- The Fall Picnic moved to the Spring. Date and time TBD
- The next regular board meeting will be held December 1<sup>st</sup>, 2021 at 11709 Montana Springs Drive.

A motion was made, and all were in favor to adjourn the meeting. The meeting adjourned at 8:43 p.m.

Respectfully submitted,

Sean Finke. CRS POA Secretary