

**CANYON RIDGE SPRINGS POA**

**MINUTES OF MEETING  
OF THE BOARD OF DIRECTORS**

November 8, 2015

A meeting of the Board of Directors (the "Board") of Canyon Ridge Springs POA (the "POA" or the "Community") was held at 7:00 p.m., on Sunday, November 8, 2015, via a teleconference in which all persons participating in the meeting could hear each other

Members Present: Debra Deatherage\*  
Jennifer Garcia  
Rick Guerrero  
Carl Rose

Members Absent Bob Whitwell

\*voted by email

**Call to Order**

The meeting was called to order at 7:06 p.m. Jennifer Garcia was acting Chairman of the meeting and recorded the minutes. A quorum was present for the purpose of conducting business

Mrs. Garcia provided opening comments indicating notice of the meeting was distributed to the Board to their email addresses. Documents to be voted on at the meeting were attached to the email. Board members had the option to cast their vote by return email or attend the teleconference. Debra Deatherage indicated her approval of the two items to be discussed and voted by email Rick Guerrero, Carl Rose, and Jennifer Garcia attended the meeting by teleconference.

**Approval of Minutes**

Jennifer Garcia asked if there were any corrections or additions to the minutes of the October 10, 2015, Board meeting There were none, and the minutes were approved as presented.

**Director Authority for Expenditure**

In an effort to keep the common properties of Canyon Ridge Springs in good order, the Board has discussed how these matters could be handled in a timelier manner if Directors were preauthorized to approve such expenditures up to a predetermined limit.

After discussion and upon motion duly made and seconded, the Board adopted the following resolutions.

***Director Authority for Expenditures***

WHEREAS, the Canyon Ridge Springs By-Laws (capitalized terms have the meaning as set forth in the By-Laws) grant the Board of Directors the power and duty to contract and pay for repairs, maintenance, gardening, utilities, materials, supplies, and services necessary to keep the Common Properties in good order, condition, and repair; and


WHEREAS, the Board believes it is in the best interests of the Association to authorize Directors to contract and pay for such repairs, maintenance, gardening, utilities, materials, supplies, and services when necessary in a timely and expeditious manner without prior approval of a quorum of the Board of Directors

NOW, THEREFORE, BE IT RESOLVED, that each Director has the authority to approve, contract, and pay for repairs, replacement, or enhancement of existing capital improvements, gardening, utilities, materials, supplies and services necessary to keep the Common Properties in good order, condition, and repair, as such Director shall approve up to an amount not to exceed \$1,500 per expenditure, and

FURTHER RESOLVED, that each Director is required to submit a summary of any repairs or services which they approved, including any documentation, receipts, etc , evidencing the materials, supplies, and services performed at the next regularly scheduled meeting of the Board of Directors, and

FURTHER RESOLVED, that expenditures exceeding \$1,500 must be submitted to the full Board for approval prior to any work being performed

There being no further business to come before the Board, the meeting was adjourned at 7:22 p.m.

  
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Jennifer Garcia  
Secretary