

**FINAL**  
**CANYON RIDGE SPRINGS POA**  
**BOARD MEETING MINUTES**  
**December 1, 2021**

A meeting of the Board of Directors of Canyon Ridge Springs POA was held on Wednesday, December 1, 2021, at 7:00 p.m., at 11709 Montana Springs Dr. Jeff Miller called the meeting to order at 7:04 p.m.

**Board Members Present:** Jeff Miller, President; John Lunceford, Treasurer; Sean Finke, Secretary; and Rick Guerrero, Member-At-Large. James Stewart and Nubia Devine 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 October 6, 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 December 01, 2021:

Checking Balance:	\$ 13,666.19
Capital Balance:	\$ 149,509.19
TOTAL :	\$ <b>1643,175.23</b>

- Resale Certificates: \$7,475
- Gate fobs: \$180
- Adjusted budget due to increases in Tax Prep and Road Maintenance.
- Cut some expenditures such as Annual meeting location and Picnic cancelation.
- Interest made last this year was only \$15.00. Will discuss at the next meeting on the possibility of investing \$100,000.00 into rolling CD's that would bring in a better interest rate. The CDs could be purchased at 30-60 day intervals so that if funds become required than access would be available in a reasonable amount of time.
- Budget is nearly complete, and members will vote on it via email.

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

**Secretary:** Sean provided his report:

- Sean requested that all committees submit their reports by Friday December 10<sup>th</sup> in order to prepare annual packet.

**COMMITTEE REPORTS:**

**Architecture Review Committee (ARC):**

- Jody Lester is the new chair
- Lot 49 approval for shed and greenhouse
- Lot 107 approval for detached garage

Firewise Committee: Al reported.

- Renewal has been approved and will post Certificate
- Al Garcia will be resigning at the end of this term
- Board will need to find a new Firewise Committee Chair if we want to continue with Firewise

Infrastructure Maintenance Committee (IMC): Rick reported.

- Parts of the irrigation system were replaced at the front gate
- Sensor on the outbound gate was replaced
- James Stewert volunteered to look into the light fixture on one of the CRS entry signs
- Fencing
  - Still no contact with contractor
  - Will attempt one more time to either return remaining portion of money or supplies
  - If needed, then a certified letter will be sent
- At the expense of the Neighborhood another Large Parcel box could be built near the current mailbox to accommodate more deliveries
  - This would be something the new incoming board would need to discuss and vote on
- Next year's road improvement may contain more ribbon curb if the incoming board sees fit

Nominating Committee: Sean reported.

- There were three volunteers for the three open positions for the board starting in January
- Since there were only three volunteers there is no need in a vote
- The biographies of the new members will be sent out in the annual packet

Website Committee: Jeff reported.

- Currently in the process of updating the website and logo
- The information will remain the same

**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
- Still resolving Fence Construction

**NEW BUSINESS:**

- Annual budget was discussed and will be voted on in the coming days
- Website is being updated by Jeff
- The next board will more than likely need to form a bylaw committee to update our current bylaws and CC&R's to bring them in line with the State's current regulations
- A vote was held and carried to hold this years Annual Meeting at the Pavilion in the CRS park @ 1 p.m.

**Announcements**

- The annual meeting will be on January 29<sup>th</sup>, 2022 @ 1 p.m. at the Pavilion in the CRS park

A motion was made, and all were in favor to adjourn the meeting. The meeting adjourned at 8:37 p.m.

Respectfully submitted,

Sean Finke. CRS POA Secretary