

**CANYON RIDGE SPRINGS POA
BOARD MEETING MINUTES
DECEMBER 10, 2016**

A meeting of the Board of Directors of Canyon Ridge Springs POA was held on Saturday, December 10, 2016 at the McBride residence. Paula Guerrero called the meeting to order at 3:20pm and a quorum was present.

Board Members Present: Richard Cornett, Paula Guerrero, Sharon McBride, and Carl Rose

Approval of Minutes: The minutes of October 10, 2016 were previously approved by email and posted on the CRS website and Community Bulletin Board.

OLD BUSINESS

- Proposed 2017 Budget: Carl Rose reviewed the changes in the budget between 2016 and what is proposed for 2017. There was discussion of expected expenses due to tree trimming in the park, gate and irrigation repairs; separating the irrigation from the landscaping budget line items; and adding a line item for the Beautification Committee. A motion was made to approve the 2017 Budget as presented by Carl and seconded. Approval was unanimous.
- 2016 Fall Picnic results were discussed. With approximately 58 attendees, we were under-budget more than \$150. We saved significantly for the cost of meat, which resulted because Jo and Don Meyers cooked the brisket and sausage. Therefore the budgeted amount for the 2017 Fall Picnic will be left the same for next year.
- Two board members visited the CRS storage facility in Liberty Hill and records stored there were reviewed to remain in compliance with the Record Retention Policy. A life of infrastructure spreadsheet will be developed from the historical records. An old *CRS New Owner Handbook* was reviewed and an updated version will be developed and presented to the board in the future.
- Status of Aqua Treatment Station #2 repairs: The tank has been repaired twice in the past six months, including with a diver, and is leaking again. The Aqua Technician stated the tank was going to be replaced but no timeframe was provided. Also, much of the neighborhood experienced a water line break and loss of water pressure on the evening of December 7; Aqua was notified and it was repaired by morning.
- Status of brush clearing on easements: little response by property owners. After discussion of the thickness of brush it was recommended that we clear the ten feet easement (except trees) on the sides of the roads. This will be a topic of discussion at the Annual Board Meeting with the possibility of hiring the work to be done if no volunteers are identified. A Clean Up Day will also be planned for 2017.
- The damage resulting from the lightening strike on the gate panel was less than the \$1000 deductible for the insurance coverage. Also the irrigation system was operating after the strike but broke sometime afterward so no claim could be filed for either the gate or irrigation systems.
- Status of fence repairs: a survey of the rails showed 32 will require repair/replacement in 2017 (16 were replaced in 2014).
- A property owner at the previous board meeting requested a new CRS Beautification Committee. After discussion a motion was made to initiate the committee and seconded with all members approving unanimously. It will be presented at the Annual Meeting and volunteers will be sought.

OFFICER & COMMITTEE REPORTS

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

Current Balances:

Checking	= \$ 19,589.40
Capital Fund	= \$137,098.02

Income: Transfer fees, lien repayments: \$3,749.46; and sales of remotes, late fees: \$180.00. Only one lot, #59, did not pay dues this year and it is pending foreclosure.

Architectural Review Committee: Richard Cornett reported:

- The ARC approved the house plans submitted by the owners of lot #64 and owners of lots #40/41. The proposed shed on lots #40/41 was not approved because it did not comply with the CCR's.
- The ARC approved the fence, gate and deck proposal submitted by lot #91, but the board turned down their request to have a temporary storage unit placed on their property to store furniture until their house is completed; the purpose of use did not comply with the current CCR's. Paula will officially notify them of the board's decision.

Nominating Committee: Sharon McBride reported no business.

Infrastructure Monitoring Committee: Carl Rose reported:

- The property was mowed for the last time in 2016.
- The mechanism that controls the front gate is an older model and no longer sold. However, parts are still available for this equipment. The cost of repairs is estimated at \$963.43.
- The irrigation system requires a new panel; it will be repaired before spring.
- The oaks in the park require trimming. To prevent the spread of oak wilt and loss of any trees, it was recommended by a tree expert they be trimmed in January.

NEW BUSINESS

- New homeowners moved into the Whitwell's home (Adrienne and Chris Cowan) and the Meyer's home (Barbara Bell and Jack Ward) over the Thanksgiving holiday. A welcome notice was posted.
- The proposed 2017 CRS POA Assessment of \$375 (same as previous year) was submitted to the board from Carl Rose by email and approved. The board formally approved the \$375 assessment amount unanimously. Carl mailed notification of the dues 12/5.
- 2017 CRS POA Annual Meeting:
 - The notification of the 2017 Annual Meeting time and location will be mailed this week to the membership to be in compliance with the CCR's. A notice will also be posted on the community bulletin board and on the website.
 - 35 copies of 2016 Annual Meeting Minutes, 2017 Annual Meeting Agenda, 2016/2017 Budget/Treasurer's Report, and the 2017 Call for Volunteers form will be available.
 - The Holiday Inn will provide beverages. Carl will bring cookies for snacks.
 - Drafts of the Notification, Agenda and Call for Volunteers form were reviewed and edited by the group. Sharon will update and redistribute the documents to board members for approval prior to mailing to the membership.

A motion was made to adjourn the Board Meeting and seconded. The motion was unanimously approved and the meeting adjourned at 5:50 pm.

Sharon McBride
Secretary, CRS POA