

CANYON RIDGE SPRINGS POA

MINUTES OF MEETING OF THE BOARD OF DIRECTORS

December 6, 2014

A meeting of the Board of Directors (the "Board") of Canyon Ridge Springs POA (the "POA" or the "Community") was held at 10 00 a m , on Saturday, December 6, 2014, at the Wright residence

Members Present Doug Campbell
 Jennifer Garcia
 Rick Guerrero
 Stephen Nash
 Larry Wright

Larry Wright, President, presided as Chairman and called the meeting to order at 10 05 a m Jennifer Garcia was acting Secretary of the meeting. A quorum was present for the purpose of conducting business.

Approval of Minutes

The minutes of the previous meeting were approved as presented.

Old Business

2015 Budget

Mr Campbell presented the Board with a proposed 2015 budget The previous year's approved budget was \$19,480. Actual expenses totaled \$30,274 due in large part to fence repair and increase landscaping expenses. The Board reviewed and discussed each line item separately, weighing past costs and future expected expenses.

Upon motion duly made and seconded, the Board approved a 2015 budget in the amount of \$22,130, representing a 12 percent increase over the 2014 budget.

Hog Issues

The Board discussed the ongoing issues with hogs and the damaged they are causing property owners and the association. Doug Campbell reviewed the status of a report he previously made with Travis county. He provided details on a bid he had received to trap and remove the hogs from his personal

property. A discussion followed. Stephen Nash offered to perform further research and to report back to the Board.

Call for Nominations/Annual Meeting Business –

Jennifer Garcia reported on nominations received to fill upcoming Board vacancies. Details of the Annual Meeting plans were discussed. Due to the large amount of food left following recent meetings, it was decided to reduce the food and beverage offerings at the 2015 meeting.

Committee Reports

Treasurer's Report – Doug Campbell provide the Board with an update on 2014 expenses. He prepared the annual assessment statements and the envelopes for mailing.

Architectural Review – Jennifer Garcia updated the Board on ARC business. There were no plans submitted for approval since the August meeting. She is working with one property owner on gathering the information needed for approval to build a home.

Infrastructure Report – Doug Campbell discussed the recent hog damage and lawn mowing services.

New Business

Mowing Contract for 2015 – the Board will work with the landscape company to try and hold costs for 2015 and get a quote to cut the willow back 5 feet from the roadway.

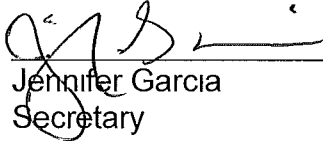
Storage Facility – with the increase in records kept on association business and materials purchased for future fence repair, the Board agreed it was time to look into a storage facility.

Record Retention – a discussion regarding a record retention policy ensued. A formal retention policy needs to be adopted by the Board. Jennifer Garcia agreed to research the requirements in this regard.

Treasurer Duty Transition – Doug Campbell will rotate off the Board following the 2015 Annual Meeting. The Board discussed the steps necessary to transition the Treasurer duties.

Future Road Repair – the Board discussed signs of deterioration in the several spots on the association roadways. The trash truck doesn't have enough turning radius at the end of Montana Springs Drive. It was recommended the Board request a bid on widening the cul-de-sac to prevent future damage.

There being no further business to come before the Board, the meeting was adjourned at 11:20 a m



Jennifer Garcia
Secretary