

**CANYON RIDGE SPRINGS POA**  
**MINUTES OF THE MEETING OF**  
**THE BOARD OF DIRECTORS**

February 15, 2023

A meeting of the Board of Directors (the "Board") of Canyon Ridge Springs POA was held on, Wednesday, February 15, 2023, at 29909 Montana Ridge Pass, Marble Falls, Texas.

**Members Present:**

Larry Wright, President  
Kendra Lindly, Vice President  
John Lunceford, Treasurer  
Jim Cook, Member-at-Large  
Jennifer Garcia, Secretary

**Other Attendees:**

Al Garcia  
Jeff Miller  
Jeff Porter

Larry Wright presided as Chairman and called the meeting to order at 6:22 p.m. Jennifer Garcia was Secretary for the purpose of recording the minutes.

All Board members were present, constituting a quorum for the purpose of conducting business.

Proof of Notice

The notice of the meeting was posted on the community bulletin board and website at least seven (7) days prior to the meeting.

Approval of Minutes

Larry Wright asked if anyone had any changes to the December and January board minutes. There were none, and upon motion, the minutes were adopted as presented.

Jennifer Garcia said a draft of the Annual Meeting of the Members was also distributed to the Board and asked if anyone had any changes. She stated that the minutes will be formally approved by the Members at the next Annual Meeting. In the meantime, a draft would be posted on the website for Members to read until formal approval by the Members next January. There were no changes, and it was agreed to post the minutes on the website in draft form.

Opening Remarks

Larry Wright discussed the options for removing and disposing of the brush and tree limbs at the community mailbox damaged in the recent freeze. Larry received bids ranging from \$700 to \$2,000 to remove and haul off the debris. After discussion, it was decided to use the removal as an opportunity

remove and haul off the debris. After discussion, it was decided to use the removal as an opportunity for a community Firewise project. The time spent on the removal will be included on the annual firewise application report and save the community the expense of hiring it out.

#### Treasurer's Report

John Lunceford gave the Treasurer's report with financial and banking information through the end of January. At the end of January, eight assessments were outstanding and three have been received in February. John stated payments not received by the end of February would be assessed a late fee.

John discussed the income generated by the CD with Austin Telco. He discussed the Federal Reserves' recent interest rate increase and the expectation of at least one more rate increase before the end of the CD's six-month term. He anticipates the possibility of getting a higher rate upon renewal.

The full Treasurer's reports are attached to these minutes.

#### Infrastructure Monitoring Committee Report

Larry presented the committee report. He discussed issues with the alignment of the gate's photoelectric eyes, which has been resolved. He discussed anticipated gate maintenance in the spring, including replacing the 6-volt batteries and chain.

Next, he provided an update on Aqua Texas and their ongoing efforts to discover the source of a small leak. Larry stated Aqua Texas will be out on February 17 to continue efforts to locate the leak.

Larry had been contacted about Aqua Texas trucking water out from wells in Canyon Ridge Springs. The water is being trucked to a new subdivision in Bertram while their water system is completed. The water supplying the Aqua Texas wells belongs to Aqua Texas and comes from the Edwards Aquifer. He stated the pumping and trucking of water out of Aqua Texas wells located within the community does not impact Canyon Ridge Spring water reserves or costs. The water belongs to Aqua Texas and residents are only charged for water once it passes through their lot's individual water meter.

#### Architectural Review Committee

Jeff Porter, Chairperson, gave the Committee Report. He reported that the ARC had been contacted by lot owners regarding the process and information required to obtain approval to build a residence. He also stated that a resident had completed painting their shed to coordinate with the Residence.

#### Firewise

Al Garcia stated he had nothing to report.

#### By-Laws Review Committee

Kendra Lindly, Chairperson, indicated she would report later in the meeting under Old Business.

#### Policy and Procedures Advisory Committee

Jennifer Garcia, Chairperson, stated she would report later in the meeting.

### Old Business

Jeff Miller, CRS Webmaster, discussed a new section of the website under development which would be accessible to CRS Lot Owners only. The private Resident Section would provide a forum allowing members to post information and announcements to be shared with other lot owners.

Jeff discussed the process to sign up for the forum. He presented two options for the creation and maintenance of the forum. After discussion, Kendra Lindly made a motion and the Board unanimously agreed to go with an option quoted at \$13.50 a month. John Lunceford said he will inquire if a discount is available if paid annually.

Kendra Lindly, referring to materials distributed in advance of the meeting, reviewed the process undertaken by the By-Laws Review Committee, the individuals who contributed to the effort, and the next steps. Mandatory and discretionary changes to the By-Laws and CCRs were discussed in detail for preparation to distribute the final document to the Members for a vote. After discussion, there were several proposals the Board declined to move forward with at this time. A list of those items is attached to the minutes.

Jennifer Garcia reported the Policy and Procedures Advisory Committee will update the 2019 Outdoor Burn Guidelines and include the Board resolution adopted in December restricting burning in the community unless both Travis and Burnet are not in a burn ban.

Next, Jennifer Garcia said she had received electronic versions of the plats from the original surveying company and would get several copies printed and distributed.

### New Business

Larry Wright recommended that the Board meet on the third Wednesday of each month at 6:30 p.m. This will simplify verifying Board member availability. The meeting date could be changed if a conflict arises.

The Board discussed the request for a United States Postal Service parcel locker raised by a Member at the annual meeting. Larry Wright offered a suggestion on the type of box and possible location near the mailboxes. Kendra Lindly offered to contact the Marble Falls postmaster to discuss.

The CRS Picnic is scheduled for Saturday, April 29<sup>th</sup>. Larry said David Oswald has agreed to cook the briskets. Elaine Sorsby volunteered to help with the picnic. Larry Wright will contact Elaine about distributing a signup sheet for other dishes and desserts.

The next Board meeting will be held at 6:30, March 15, 2023, at 29909 Montana Ridge Pass.

Larry Wright made a motion to adjourn the meeting, all were in favor, and the meeting adjourned at 9:35 p.m.

/s/ Jennifer Garcia, Secretary

## Canyon Ridge Springs POA

## Balance Sheet

As of February 16, 2023

	Feb 16, 23
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Austin Telco Savings	
6 Month Share Certificate 3.25%	120,000.00
Austin Telco Savings - Other	38.83
<b>Total Austin Telco Savings</b>	120,038.83
Wells Fargo Checking-8979	39,967.40
Wells Fargo Savings-8243	27,544.46
<b>Total Checking/Savings</b>	187,550.69
<b>Accounts Receivable</b>	
Accounts Receivable	1,875.00
<b>Total Accounts Receivable</b>	1,875.00
<b>Other Current Assets</b>	
Undeposited Funds	1,125.00
<b>Total Other Current Assets</b>	1,125.00
<b>Total Current Assets</b>	190,550.69
<b>Fixed Assets</b>	
<b>1. Fixed Assets</b>	
<b>1. 5 Yr. Computers</b>	
Dell Computer	595.00
<b>Total 1. 5 Yr. Computers</b>	595.00
<b>2. 7 Yr. General Purpose Equip.</b>	
Mailboxes and Bulletin Board	10,000.00
<b>Total 2. 7 Yr. General Purpose Equip.</b>	10,000.00
<b>3. 15 Yr. Land Improvements</b>	
Concrete Skirting	54,486.00
Concrete Skirting (2020)	31,970.00
Concrete Skirting (2021)	40,691.00
Front Gates	20,000.00
Front Vinyl Fencing	53,455.91
Pavilion	42,602.00
<b>Total 3. 15 Yr. Land Improvements</b>	243,204.91
<b>Total 1. Fixed Assets</b>	253,799.91
<b>2. Accumulated Depreciation</b>	-127,133.00
<b>Total Fixed Assets</b>	126,666.91
<b>TOTAL ASSETS</b>	<b>317,217.60</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
Accounts Payable	145.36
<b>Total Accounts Payable</b>	145.36
<b>Total Current Liabilities</b>	145.36

Canyon Ridge Springs POA

Balance Sheet

As of February 16, 2023

	Feb 16, 23
Long Term Liabilities	
Road Impact Assessment Deposits	3,000.00
Total Long Term Liabilities	3,000.00
Total Liabilities	3,145.36
Equity	
Opening Balance Equity	30,000.00
Retained Earnings	243,550.58
Net Income	40,521.66
Total Equity	314,072.24
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>317,217.60</b>

Canyon Ridge Springs POA  
Profit & Loss  
January 1 through February 16, 2022

	<u>Jan 1 - Feb 16, 22</u>
Ordinary Income/Expense	
Income	
Assessment Dues	19,275.00
Capital Assessments	21,600.00
Lot Resale	375.00
Total Income	<u>41,250.00</u>
Gross Profit	41,250.00
Expense	
Accounting	50.00
Electricity	90.62
Water	198.84
Total Expense	<u>339.46</u>
Net Ordinary Income	40,910.54
Other Income/Expense	
Other Income	
Interest on Capital Funds	1.40
Total Other Income	<u>1.40</u>
Net Other Income	1.40
Net Income	<u><u>40,911.94</u></u>

**Canyon Ridge Springs POA**  
**Profit & Loss Budget vs. Actual**  
 January 1 through February 16, 2023

	Jan 1 - Feb 16, 23	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Assessment Dues	19,075.00	19,075.00	0.00	100.0%
Capital Assessments	21,800.00	21,800.00	0.00	100.0%
Capital Income	0.00	0.00	0.00	0.0%
Interest	0.00	0.00	0.00	0.0%
Late Fees	0.00	0.00	0.00	0.0%
Lien Payment	0.00	0.00	0.00	0.0%
Lot Resale	0.00	0.00	0.00	0.0%
Lot Revenue	375.00	0.00	375.00	100.0%
Misc Revenue	0.00	0.00	0.00	0.0%
P/Y Income	0.00	0.00	0.00	0.0%
Road Impact Fees	0.00	0.00	0.00	0.0%
Sale of Gate Openers	0.00	0.00	0.00	0.0%
Uncategorized Income	0.00	0.00	0.00	0.0%
<b>Total Income</b>	<b>41,250.00</b>	<b>40,875.00</b>	<b>375.00</b>	<b>100.9%</b>
<b>Cost of Goods Sold</b>				
Cost of Goods Sold	0.00	0.00	0.00	0.0%
<b>Total COGS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>Gross Profit</b>	<b>41,250.00</b>	<b>40,875.00</b>	<b>375.00</b>	<b>100.9%</b>
<b>Expense</b>				
Accounting	50.00	50.00	0.00	100.0%
Advertising/Promotions	0.00	0.00	0.00	0.0%
Annual Meeting	313.74	300.00	13.74	104.6%
Automobile Expense	0.00	0.00	0.00	0.0%
Banking Fees	0.00	0.00	0.00	0.0%
Beautification	0.00	0.00	0.00	0.0%
Computer and Sftwr Expenses	0.00	0.00	0.00	0.0%
Copying	0.00	0.00	0.00	0.0%
Depreciation Expense	0.00	0.00	0.00	0.0%
Electricity	82.47	143.00	-60.53	57.7%
Fence Repair	0.00	0.00	0.00	0.0%
Front Gate	0.00	0.00	0.00	0.0%
Gate Openers Purchased	224.08	0.00	224.08	100.0%
Holiday Decorations	0.00	0.00	0.00	0.0%
Insurance Expense	0.00	0.00	0.00	0.0%
Irrigation	0.00	0.00	0.00	0.0%
Landscaping and Groundskeeping	0.00	0.00	0.00	0.0%
Legal Expenses	0.00	17.14	-17.14	0.0%
Lien Recording and Removal Fee	0.00	0.00	0.00	0.0%
Lien Removal fee	0.00	0.00	0.00	0.0%
Misc.	0.00	0.00	0.00	0.0%
Office Supplies	0.00	0.00	0.00	0.0%
P/Y Purchase of Assets	0.00	0.00	0.00	0.0%
Payroll Expenses	0.00	0.00	0.00	0.0%
Picnic	0.00	0.00	0.00	0.0%
Postage and Delivery	0.00	0.00	0.00	0.0%
Printing & Supplies	0.00	0.00	0.00	0.0%
Professional Fees	0.00	0.00	0.00	0.0%
Property Management Fees	0.00	0.00	0.00	0.0%
Property Taxes	0.00	0.00	0.00	0.0%
Rent Expense	0.00	0.00	0.00	0.0%
Repairs and Maintenance	0.00	0.00	0.00	0.0%
Road Maintainance	0.00	0.00	0.00	0.0%
Safety Deposit Box	0.00	0.00	0.00	0.0%
savings	0.00	0.00	0.00	0.0%
Small Tools and Equipment	0.00	0.00	0.00	0.0%
Unknown	0.00	0.00	0.00	0.0%
Utilities	0.00	0.00	0.00	0.0%
Water	62.89	160.71	-97.82	39.1%

**Canyon Ridge Springs POA**  
**Profit & Loss Budget vs. Actual**  
 January 1 through February 16, 2023

	Jan 1 - Feb 16, 23	Budget	\$ Over Budget	% of Budget
Web Site	0.00	0.00	0.00	0.0%
wells fargo	0.00	0.00	0.00	0.0%
<b>Total Expense</b>	<b>733.18</b>	<b>670.85</b>	<b>62.33</b>	<b>109.3%</b>
<b>Net Ordinary Income</b>	<b>40,516.82</b>	<b>40,204.15</b>	<b>312.67</b>	<b>100.8%</b>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
Interest on Capital Funds	4.84	0.00	4.84	100.0%
<b>Total Other Income</b>	<b>4.84</b>	<b>0.00</b>	<b>4.84</b>	<b>100.0%</b>
<b>Other Expense</b>				
Capital Expenditures	0.00	0.00	0.00	0.0%
<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>Net Other Income</b>	<b>4.84</b>	<b>0.00</b>	<b>4.84</b>	<b>100.0%</b>
<b>Net Income</b>	<b>40,521.66</b>	<b>40,204.15</b>	<b>317.51</b>	<b>100.8%</b>



The following proposed changes to the CRSPOA By-Laws were not approved by the CRSPOA Board of Directors for inclusion and will be removed from the changes being submitted to the CRSPOA Members for a vote:

Section	Old Language	New Language
ARTICLE THREE, Section 1, Member	Every record Lot Owner shall be designated a "Member" of the Association and be subject to these Bylaws. There are no other classes of membership in the Association.	<p>Every record Lot Owner shall be designated a "Member" of the Association and be subject to these Bylaws.</p> <p><u>In addition, a non-Lot Owner may be designated an "Affiliate Member" of the Association if they meet the following requirements:</u></p> <ol style="list-style-type: none"> <li>1) <u>Are at least 25 years of age</u></li> <li>2) <u>Reside full-time with a family member who is a Member of the Association</u></li> <li>3) <u>Be recommended for membership by a Member of the Association</u></li> </ol>
ARTICLE FIVE, Directors, Section 3, Election and Terms of Office	...The term of office for each Board member shall be three (3) years. No Board member shall serve consecutive terms.	<p><u>An Affiliate Member may serve as a non-voting member of a Board committee but may not serve as Committee Chair or on the Board.</u></p> <p><u>...The term of office for each Board member shall be two (2) years. No Board member shall serve consecutive terms; however, if a vacating position cannot be filled, the Board, at its sole discretion, may request the current Board member continue until a replacement is appointed.</u></p>
ARTICLE SEVEN, Officers, Section 1, Designation of Officers	The Officers of the Association shall be elected by the Directors and shall be President, a Vice President, a Secretary and a Treasurer. The Board of Directors may also elect additional Vice Presidents, and one or more Assistant Secretaries and Assistant Treasurers. Any two or more offices may be held by the same person except that the offices of President and Secretary shall not be held by the same person.	<p><u>The Officers of the Association shall be elected by a vote of at least 51% of the Members eligible to vote and shall be President, a Vice President, a Secretary and a Treasurer. The Board of Directors may also elect additional Vice Presidents, and one or more Assistant Secretaries and Assistant Treasurers. Any two or more offices may be held by the same person except that the offices of President and Secretary shall not be held by the same person.</u></p>