

**FINAL
CANYON RIDGE SPRINGS POA
MINUTES OF THE 2021 ANNUAL MEETING OF MEMBERS
February 19, 2022**

A meeting of the members of the Canyon Ridge Springs Property Owners Association (“CRS POA”) was held on Saturday, February 19, 2022 at 1:00 p.m. at Holiday Inn in Marble Falls.

CALL TO ORDER

- I. James Stewart – President, presided as Chairman and called the meeting to order at 1:05pm

ROLL CALL

- II. Sean Finke, Secretary reported that in addition to himself, John Lunsford- Treasurer; James Stewart – President, were present as well as multiple lot owners

PROOF OF NOTICE OF MEETING

- III. James Stewart – President, stated that the notice of the meeting was posted on the CRS POA website and on the bulletin board at least thirty (30) days prior to the meeting as required by CRS Bylaws

REVIEW OF 2021 ANNUAL MEETING MINUTES

- IV. The 2021 CRS POA Annual Meeting Minutes were posted to the Website of the Association
- V. The 2021 CRS POA Annual Meeting Minutes were approved as posted

OFFICER REPORTS – refer to attachments

- VI. President’s Report – presented by James Stewart
- VII. Treasurer’s Report – presented by John Lunsford
 - a. Discussion
 - i. Fixed Assets are depreciating over time. It will be critical to stay on top of road maintenance and anticipate future expenditures. The largest expenses we will incur will be for the road, front gate, and the fence. There will need to be a future plan to maintain our existing infrastructure such as the Pavilion and mailbox/bulletin area. A long-term plan 5/10/20 years needs to be created and expenses predicted to maintain our infrastructure and future enhancements.
 - ii. We are currently breaking even or even going negative when depreciation expense is considered.
 - iii. The new board will continue to monitor and evaluate opportunities for income growth in the community.
 - iv. Resale certificate current fee of \$325. The market standard and maximum allowed is \$375. Increase proposal to be discussed with new business.

- b. The Treasurer's Report in its entirety was submitted for filing with the Records of the CRS POA
- VIII. Secretary's Report – presented by Sean Finke
- a. Updates
 - i. Jeff Miller resigned as President – James Stewart was appointed by the board to complete the remaining 2-years of the 3-year term.
 - ii. Variance request approved for Lot 50
 - 1. Location of septic drainage
 - 2. Discussion – ARC member voiced concerned over process of variance request approval. James Stewart reiterated that all that was approved was a variance to our POA rules, not intervening with the state and county laws and regulations. Ultimately the liability for safety and compliance will be the responsibility of those agencies.

COMMITTEE REPORTS – refer to attachments

- IX. Firewise Community Committee – presented Al Garcia, Chair
- a. CRS has both Burnet and Travis counties within the neighborhood so anytime there is a burn ban in either county, our community goes into the ban
 - b. Expressed thanks for everyone that has worked on clearing properties
 - c. Firewise report turned in annually
 - i. If any work/clearing is done on your property, please send Al Garcia an email with hours spent and cost of equipment rented
 - ii. Numbers need to be turned in by the end of October yearly
 - d. Discussion about requirements during the burn ban
 - i. Fires in fireplace/fire pits are allowed
 - e. Discussion about burning in the neighborhood
 - i. Once ban is lifted, call the county sheriff's department to inform them of plan to burn
 - ii. Make sure fire is out before 6pm
 - iii. Ensure nearby water supply is available (water hose)
 - iv. If the fire gets out of control, you are responsible for any damage
 - f. Discussion about Contractors burnings
 - i. Lot owners must ensure their contractors are aware of the burning rules
 - ii. Firewise information is provided in the new homeowner packet

- iii. James Stewart reiterated importance of open lines of communication and neighbors helping neighbors to keep the community safe
 - g. Discussion about maintaining lots
 - i. Member expressed concern about fire risk with uninhabited lots
 - ii. James Stewart will review rules related to this
- X. Infrastructure Committee – Presented by Sean Finke, Secretary
 - a. Rick Guerro, Chair – absent but did provide report to the board
 - b. Discussion about vinyl fencing
 - i. Lonestar vinyl fencing not responding to inquiries to complete project
 - ii. Drafting certified letter requesting completion of project
 - iii. Will pursue legal action if there is no response
- XI. Website Committee – Presented by John Lunsford, Treasurer
 - a. Jeff Miller, committee member – absent but agreed to maintain website
 - i. Streamlined/simplified logo and website
 - ii. Cost savings with new site
 - iii. James Stewart will send out link for website for review by the community
 - iv. Board will make decision on website preference
 - v. Discussion about directory
 - 1. Not found on the website since that is public domain
 - 2. John Lunsford agreed to update the directory and mail it to the community quarterly
 - 3. Comment will be added “for community use, not for public distribution”
- XII. Nominating Committee – Presented by Sean Finke, Secretary
 - a. Committee filled the 3 open Board positions with 3 volunteers. Since there were no more than 3 volunteers no election was required
 - b. New Board Members
 - i. Bryan Barnes
 - ii. Kendra Lendley
 - iii. Ken Wattinger
- XIII. Old Business
 - a. Resolution of Fence Construction- discussed above

XIV. New Business

a. Increasing Resale Certificate Fees

- i. Currently at \$325 for the neighborhood
- ii. Market standard and maximum allowed is \$375
- iii. Motion made by Sean Finke to increase the fee
- iv. Second by James Stewart
- v. Motion passed

b. New Member Introductions

c. Distribution of New Gate Code

- i. Concerns brought to the board for contractors having gate codes when their service was completed
- ii. Discussion
 - 1. Overwhelming opposition to changing the codes
 - 2. Change will be tabled and discussed with the new board

d. CCR's Discussion

- i. Many concerns with lot owners being out of compliance with the CRS rules
- ii. Bylaws committee needs to be created in order to review and propose any changes

XV. Adjournment

- a. The meeting adjourned at 14:46