

**FINAL
CANYON RIDGE SPRINGS POA
BOARD MEETING MINUTES
February 22, 2021**

A meeting of the Board of Directors of Canyon Ridge Springs POA was held on Monday, February 22, 2021, at 7:00 p.m., at 11709 Montana Springs Dr. Susan Fisher called the meeting to order at 7:10 p.m.

Board Members Present: Susan Fisher, President; John Lunceford, Treasurer; Sean Finke, Secretary; and Rick Guerrero, Member-At-Large. Jeff Miller, Vice President was not in attendance.

Proof of Notice of Meeting: The notice of the meeting was posted on the bulletin board and website 2 weeks prior to the date of the meeting.

Approval of Minutes: The Board previously approved the minutes of the last board meeting held on January 30, 2021. Those minutes were posted on the bulletin board and are available on the website.

OFFICER REPORTS:

President: Susan reported:

- Has and will continue reporting on the progress of Well #2 repairs

Treasurer: John provided his report:

- Financials: as of December 31, 2020: as of January 31, 2021:

Checking Balance:	\$ 10,240.92	\$ 17,049.48
Capital Balance:	\$ 180,406.57	\$ 180,408.15
TOTAL:	\$ 190,647.49	\$ 197,457.63

- Resale Certificates: 3
- January expenditures (not monthly recurring)

Accounting	50.00
Annual Meeting	162.43
Electricity	79.66
Front Gate	47.04
Legal Expenses	68.00
Postage and Delivery	153.89
Water	80.42
Total Expense	641.44

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

COMMITTEE REPORTS:

Fall Picnic Committee:

- A committee was formed for 2021
- The budget for the picnic is \$500

Firewise Committee:

- Al Garcia will continue as chair

Infrastructure Maintenance Committee (IMC): Rick reported

- Fixed gate from ice in the track
- Fixed picnic table at the pavilion
- Contacted Frontier about phone line outage
- Contacted Aqua about (ongoing) water outage

Website Committee:

- Gary McGuire will continue as chair

Nominating Committee:

- There will be three Board of Director positions to fill in 2022.

NEW BUSINESS:

- Susan reminded board members and committee chairs of the importance of following the Association's governing documents (Bylaws and CCRs). It was also noted that the property codes, rules and regulations of the State, both Burnet and Travis County, and the LCRA supersede the Association's governing documents.
- Aqua Texas. In discussing the problems that were encountered with the wells and pumps due to the unprecedented winter weather we experienced, there were questions regarding the adequacy of our current wells and pumps. The following information was provided from research that Candy McGuire had done in early 2019:
 - Inquiries were made into the freshwater reserves of our community wells, due to increase of homes in CRS.
 - The 2 storage tanks in CRS have a combined 42,000-gallon capacity.
 - Each customer must have access to 200 gallons.
 - Given that there are only 111 lots, that leaves a surplus of 22,000 gallons.
 - Additionally, water pressure was also looked at.
 - Presently CRS has a 5,000lb-pressure tank capacity between the two tanks.
 - Each customer must have at least 20lb-pressure per hook-up.
 - Given that there are only 111 lots, that leaves a surplus of 2,780lbs.
 - Aqua is aware of some areas within its infrastructure that needs to be repaired or replaced.
- A discussion was had on dates for the 2021 Regular Board Meetings and the 2022 Annual Meeting
 - The Board will conduct its regular board meeting in the months of June and November of 2021
 - The annual meeting will be held on the last Saturday of January, 2022 (January 29, 2022) at a place to be determined later.
- Infrastructure Committee
 - will begin contacting Integrity about getting a Schedule for this year's Seal Coating as well as necessary repairs to Asphalt
 - Before Springtime, the sprinkler heads will need to be fixed
 - Possibly gathering volunteers to trim broken branches alongside the Roadways
 - Contacting Austin Estate Gate about raising the openers slightly to prevent future water damage

Announcements

The next regular board meeting will be held at 7:00 p.m. on June 2, 2021 at 25003 Montana Creek Crossing.

A motion was made, and all were in favor to adjourn the meeting. The meeting adjourned at 7:57 p.m.

Respectfully submitted,

Sean Finke. CRS POA Secretary