

CANYON RIDGE SPRINGS, INC.
BOARD MEETING MINUTES:
FEBRUARY 8, 2012, 6:30 pm, Roundtable

Meeting called by: Larry Wright Type of Meeting: Board meeting
Facilitator: Larry Wright Secretary: Vicki Elliott
Timekeeper: Vicki Elliott Location: Wright Residence

Attendees: Larry Wright, Vicki Elliott, Kim Williamson, Doug Campbell,
Stephen Nash

MINUTES

SPECIAL PRESENTATION:

1) Mr. Wright introduced Brent Rhee, representative from Aqua Texas, who had been asked to attend the Board meeting to update Board members about proposed rate increases and additional concerns. Mr. Wright asked what had been done to install a low-volume alarm indicator on existing wells in CRS. Mr. Rhee stated the alarm was installed on the Montana Springs Drive well, although he was unsure if an alarm had been installed on the Montana Creek Crossing well. Mr. Rhee described the sequence of notification in the event the alarm is triggered. Mr. Rhee gave each Board member a table of information to support Aqua Texas' request for a rate increase and briefly discussed the information and addressed Board members' questions. Mr. Wright then thanked Mr. Rhee for attending the Board meeting.

DISCUSSION:

- 2) The meeting was called to order by President Larry Wright.
- 3) Minutes of the November 29, 2011 Board meeting were reviewed. Vicki Elliott moved the minutes be approved as written. Mr. Kim Williamson seconded the motion. The motion carried.
- 4) Mr. Wright called for election of Board officers. Brief discussion ensued. Stephen Nash moved that current officers be re-elected. Mr. Campbell seconded the motion. Motion carried.

OLD BUSINESS

- 5) a) Mr. Williamson initiated a discussion regarding updating of the CRS website. Mr. Nash asked what was the purpose of the website would be. Legal requirements for content under new state legislation were discussed. Board members discussed the possibility of adding a neighborhood blog and a quarterly newsletter. All members agreed to resume a quarterly newsletter and a blog with input only from Board members at this time. Mr. Nash agreed to investigate who owns the current website and Mr. Bob Whitwell will continue working with Mr. Williamson to find a new web host.
- b) Board members discussed revisions of the CRS bylaws necessary to comply with new state legislation. Mr. Wright, Mr. Nash and Mr. Campbell agreed to work together on the revisions.

COMMITTEE REPORTS

- 6) a) President Larry Wright formally welcomed Mr. Nash, elected to the Board at the 2012 Annual Meeting
- b) Mr. Campbell, Treasurer, presented a written report of the current financial status of the CRS POA. Mr. Campbell discussed property owners who are delinquent in payment of POA assessments. Under new HOA legislation, delinquent property owners must be offered a payment plan to resolve the delinquency. Board members discussed format for the delinquency letter. Mr. Campbell will compose a draft letter and e-mail the draft to Board members for review and approval.
- c) Mr. Wright, Infrastructure Committee, reported that an assessment of the roads in CRS is planned for March. After determining what repairs are necessary, Mr. Wright will seek bids from contractors to complete the repairs.
- d) Mr. Wright, reporting for the Firewise Committee, stated a work day will be scheduled for the spring. Completing the work day will qualify CRS as a Firewise Community for 2012. Discussion of salt cedar removal and controlled burning of the CRS park to remove grass burrs ensued. Mr. Wright will contact the Marble Falls Volunteer Firemen to schedule the controlled burn and estimates a cost of \$100 for the MFVF to monitor a controlled burn.

NEW BUSINESS

- 7) a) Mr. Wright presented a roster of current committees and members. Board members discussed bylaws governing the selection of committee members and the need to appointment committee members on an annual basis.
- b) Architectural Review Committee: David Matthews, Jody Lester and Fran Burns were nominated. Mr. Wright made a motion to accept these appointments, Mr. Campbell seconded the motion. The motion carried.
- c) Covenants, Conditions and Restrictions Revision Committee: Paula Guerrero, Linda Wright, and Brent Fisher were nominated, with Stephen Nash serving as advisor. Nominations were accepted by acclamation.
- d) Infrastructure Committee: Larry Wright, Mark Lester and Kim Williamson were nomination. Nominations were accepted by acclamation.
- e) Nominating Committee: Candy Burns, Beth Williamson and Barbara Matthews were nominated. Nominations were accepted by acclamation.
- f) Mr. Wright initiated discussion of building proposals currently pending with the ARC. Board members agreed to meet with members of the ARC to review guidelines for the construction of out buildings.
- g) Mr. Wright initiated discussion of concerns over the number of dead trees currently visible in CRS. Board members current CCR and Bylaws requiring minimum upkeep of lots in CRS. Board members agreed with Mr. Wright's recommendation that a letter be sent to all property owners advising them of these requirements. Mr. Wright will prepare a letter and present it to Board members for review.

There being no further items for discussion, Mr. Nash moved for adjournment. Mrs. Elliott seconded the motion. Motion carried.

ACTION ITEMS

Mr. Nash will investigate ownership of the CRS website.
Mr. Williamson and Mr. Whitwell will identify a new web host.
Mr. Williamson, Mr. Nash and Mr. Campbell will revise the CRS Bylaws.
Mr. Campbell will compose a delinquency letter and present it to Board members for review.
Mr. Wright will arrange an assessment for road conditions in CRS and obtain bids for repairs.
Mr. Wright will schedule a Firewise workday.
Mr. Wright will schedule a controlled burn for the CRS park.
Board members will meet with members of the ARC to review construction guidelines for outbuildings.
Mr. Wright will compose a letter to property owners outlining upkeep requirements and present it to Board members for review.