

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

April 25, 2015

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 April 25, 2015, at the Whitwell residence.

Members Present: Debra Deatherage
 Jennifer Garcia
 Rick Guerrero*
 Carl Rose
 Bob Whitwell

Also Present: Renee Latham

*present for part of the meeting

Call to Order

The meeting was called to order at 10:03 a.m. Bob Whitwell was Chairman of the meeting and Jennifer Garcia was Secretary. A quorum was present for the purpose of conducting business.

Old Business

1. Minutes - The minutes of the February 14, 2015 meeting were approved as presented.
2. Committee Membership -The roster of currently active committees was discussed and determined to be as follows:

Architectural Review Committee
Carl Rose, Chair
Jennifer Garcia
Renee Latham
Dave Matthews
Tom Swulius

Infrastructure Committee
Rick Guerrero, Chair
Al Garcia
Renee Latham

Nominating Committee – to be formed fourth quarter
Jennifer Garcia, Chair

3. Transition of Board Duties –

Treasurer - Carl Rose reported that bank account files and records have been transferred to him.

File Retention – Pursuant to the records retention policy adopted by the Board in January, Jennifer Garcia requested permission to destroy those records having met the end of their retention period. Upon motion duly made and seconded, the Board authorized the destruction of records at the end of their retention period.

Officer/Committee Reports

Treasurer – Carl Rose gave the Treasurer’s report. Carl reported the bank account has a balance of \$108,731.068. He stated \$28,668.16 has been received for 2015 assessments. Four property owners continue to be in arrears for five or more years. Carl is going to review the budget to insure the assessment increase is earmarked for road repair and infrastructure maintenance.

Architectural Review – Carl reported the ARC had reviewed and approved Bob Whitwell’s request to install gutters and a rain collection system.

Infrastructure – Rick Guerrero reported on the community properties. There have been numerous issues with the front gate some of which was aggravated by power outages. The gate has been maintained over the years by a handful of community members. Rick will get a professional opinion on what routine preventative gate maintenance is needed and also request a bid for a total gate replacement.

New Business

2015 Board Priorities -

Roads – Rick Guerrero will get bids on road repairs currently needed and those that may be needed in two to five years. He will also assessment what damage might have been caused by the garbage trucks. Bob Whitwell agreed to contact the garbage company regarding road damage.

Landscaping – Rick Guerrero reported on the schedule for grass cutting. In between scheduled maintenance, Rick has personally been trimming weeds and cutting the community grass. Rather than spend community funds on treating the cedar willow, members will be asked to keep willow cleared back 10 feet from the roadway.

Community Events – The Board decided to postpone a 4th of July event due to the heat and plan a fall gathering instead. Bob would like to organize “Chats at the Pavillion” to communicate community activities and needs to the members. This would provide a forum for members to bring their concerns to the Board. It would also be an opportunity to discuss cedar willow treatment and expectations.

AquaSouce Concerns – Bob Whitwell reported he had been contacted by several members regarding recent water outages and the lack of credible response from AquaSource. The Board discussed having a representative of AquaSource meet with the community to address our concerns.

There being no further business to come before the Board, the meeting was adjourned at 11:55 a.m.

Jennifer Garcia
Secretary