

CANYON RIDGE SPRINGS, INC

BOARD MEETING MINUTES

MAY 01, 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, Stephen Nash, Kim Williamson, Doug Campbell,

Vicki Elliott

MINUTES

- 1) Meeting was called to order by President Larry Wright.
- 2) Minutes of February 8, 2012 meeting were reviewed. Doug Campbell made a motion to accept the minutes as read; Larry wright seconded the motion. Motion carried.
- 3) Old Business
 - a) Website up date
Kim Williamson stated the CRS web site is up and running. Mr. Williamson agreed to provide secretary Vicki Elliott with information to access the website and post meeting agendas, minutes, etc.
A schedule of Board meetings for 2012 was determined and will be posted on the website.
 - b) Newsletter/blog update
Board members discussed content for the newsletter; neighborhood news including new residents, community events, etc. will be included. Kim Williamson will meet with Bob Whitwell to coordinate the newsletter and the blog which will be posted on the CRS website.
 - c) Larry Wright presented a proposed letter reminding property owners of their responsibility to maintain the property, with emphasis on removing dead trees visible from any road in CRS. After brief discussion, Board members agreed the letter should be sent to property owners. Mr. Wright will mail the letters.
 - d) Board meeting with members of the Architectural Review Committee
Board members discussed revisions to the current CCR's and potential impact on building proposals submitted to the ARC during the revision process. Mr. Wright will inform members of the ARC may contact the Board with any questions that may arise during the approval process.
- 4) Committee Reports
 - a) President Larry Wright stated he had no report.
 - b) Treasurer Doug Campbell reported delinquency letters had been mailed. Mr. Campbell reviewed the current status of CRS POA accounts (see Attached statement. Mr. Campbell reviewed fees and penalties in arrears for a specific lot.
 - c) Chairman of the Infrastructure Committee, Larry Wright, reported he had with a representative of Heinz Construction to obtain bids for repair and maintenance on the roads in CRS; these bids included repair cracks (\$2950.00), edge repair (\$5775.00) and coating of all road surfaces (\$49,000.00). After a discussion, Board members agreed to seek a second bid. Mr. Wright will obtain a second bid. Mr. Wright also advised that spraying to kill grass growing into the roadway should be done after the next rain, and before any road repairs are undertaken.
Board members discussed controlled burn of the CRS park to eliminate burrs; burning is not an option at this time because of the ongoing drought. Spraying with pre-emergent was discussed as an alternative; Mr. Wright agreed to investigate this option and report back to the board at the June 20th board meeting.
 - d) Chair of the Firewise Committee Larry Wright stated the committee members plan to clear salt cedar along the roads in fall of 2012.
 - e) CCR revision committee chair Stephen Nash discussed progress made by his committee. Board members were given a draft of proposed revisions to review and comment on by May 9, 2012.
Mr. Nash discussed the need to establish a consistent name for referring to CRS in both the CCR's and the Bylaws.
- f) President Larry Wright reminded Board members of the need to revise current CRS bylaws to conform with current legislation. Board members agreed to meet Sunday, June 3rd at 1:00 PM at the Wright residence to begin the process.
- 5) Treasurer Doug Campbell asked Board members to consider purchasing a lap top computer to be used by the Board members of the POA to conduct POA business. Mr. Campbell stated it was desirable to be able to store all POA documents, especially financial records on this computer, as opposed to storing such documents on computers belonging to individual Board members. After brief discussion, Kim Williamson moved that Mr. Campbell purchase a lap top for the POA, price not to exceed \$700.00. Vicki Elliott seconded the motion; motion carried.
There being no further business for discussion, Kim Williamson moved the meeting be adjourned. Stephen Nash seconded the motion; motion carried.

Action Items

Mr. Williamson will provide information for obtaining access to the CRS website to Vicki Elliott.

Mr. Williamson will meet with Bob Whitwell to begin the CRS newsletter and blog on the CRS website.

Mr. Wright will mail letters to property owners regarding property maintenance.

Mr. Wright will communicate with ARC members advising Board members will assist in proposal review process, if the ARC members have questions.

Mr. Wright will obtain a second bid for road repairs.

Mr. Wright will investigate the use of pre-emergent to eliminate burrs in the CRS park.

Board members will review proposed CCR revision and respond to Mr. Nash by May 9th.

Stephen Nash will investigate the name to be used for CRS in the revised CCR's and bylaws.

Doug Campbell will purchase a lap top for the CRS POA