

**FINAL  
CANYON RIDGE SPRINGS POA  
BOARD MEETING MINUTES  
MAY 19, 2020**

A meeting of the Board of Directors of Canyon Ridge Springs POA was held on Tuesday, May 19, 2020, at 7:00 p.m., at The CRS Pavilion. Susan Fisher called the meeting to order at 7:01 p.m.

**Board Members Present:** Susan Fisher, President; Candy McGuire, Vice President; James Kitchens, Treasurer; Rick Guerrero, Member-At-Large; and Sean Finke, Secretary. Also attended by Frank Sulzbach, Richard Cornett, and Suzy Kitchens.

**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 February 8, 2020. Those minutes were posted on the bulletin board and are available on the website.

**OFFICER REPORTS:**

President: Susan reported:

- Met with Trent McNeil, Technician, with the Texas Wildlife Damage Management regarding the feral hog problem.
- The CRS Welcome Packet was emailed to new residents.
- The CRS POA Directory was updated and distributed to all POA members via email.
- A CRS update was emailed to all POA members welcoming new residents and providing information on feral hog issues as well as upcoming road work.

The President's Report was submitted for filing with the Records of the CRS POA

Treasurer: James provided his report:

- Financials as of May 19, 2020
  - Capital Balance \$212,363.90
  - Checking Acct \$ 10,008.18
- Two resales and One pending resale certificates
- February 1 – May 18 expenditures (non recurring)
  - Liberty Tax Service \$ 50.00
  - Rental of Chipper \$ 368.60
  - Mowing \$1,230.25
  - Plants for front gate \$ 218.58
  - Safety deposit box rent \$ 95.00
  - Postage \$ 27.80
- Assessments collected on 100% of lots.
- Treasurer will look into various investment opportunities.

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

## **COMMITTEE REPORTS:**

### Infrastructure Maintenance Committee (IMC): Sean reported:

- Replaced two lights by front gate
- Will order and replace two complete flood lights for CRS sign at front gate
- Counted damaged fence and came up with 126 vertical and 38 horizontal posts that need replacing
- Checked and fixed sprinkler heads at front gate
- It was asked to get new quotes for mowing in CRS
- The following work was performed by members of the Committee:
  - The front gate area was weeded.
  - Plants, compost and Preen were purchased for front gate area for \$219.
  - The purchased plants were planted, and rocks returned to the beds.

### Nominating Committee:

- there will be TWO upcoming vacancies on the Board. The Committee will be looking for potential candidates to fill the vacancies

### Bylaw Committee:

- Still in non-compliance due to not enough ballots being cast to change
- Explore changing Bylaws to allow for board members to make simple administrative changes without POA approval

## **NEW BUSINESS:**

- Feral Hogs: A Motion was made and all were in favor of signing the Work Initiation Document for Wildlife Damage Management with the Texas Wildlife Services, If the need arises that CRS will purchase its own trap for up to \$2,000, That the disposal area will be located in the CRS Community Park opposite of pavilion, and that the Infrastructure Committee begin looking at the fencing between CRS and the neighboring ranch lands for hog holes and that those holes be blocked on the CRS side.
  - Texas Damage Management, at no charge will set up a trap and move pigs to designated dump site
  - Several lot owners have offered space to set up the trap
  - It may take some time for a free trap to become available, however there is an option of purchasing a trap that would remain in CRS, and can be used at will
  - We will need to establish a dump site in a common area to dispose of pigs, the only area that this would be possible is the park area on the opposite side of the pavilion
  - It would also be beneficial to locate and fix obvious pig holes on the neighboring ranches to detour hogs from entering CRS
  - A resident with a tractor has offered to help smooth out any damaged terrain caused by the pigs, residents are encouraged to contact neighbor helping neighbor if in need of assistance
- Road Maintenance: A motion was made and all were in favor of PRIOR to seal coating Montana Springs Dr that the following repairs be done; Montana Springs DR cul-de-sac (180sf), Montana Springs Dr (156sf), and Entry/Exit Gate area (432sf).
  - Seal coating of Montana Springs Dr will begin in the near future
  - Before that can begin a few areas will need to be patched
  - Communication will be sent out and posted with information on a plan of action and dates to make seal coating as unobtrusive as possible for travel within CRS
- Meeting Minutes Corrections/Changes/Approval Deadline
  - In an attempt to make communication of Board Meetings to the POA as speedy as possible all members will have three days to review and revise meeting minutes

- After three days of no response, the minutes will stand as correct and be posted on the website and bulletin board
- Bylaw Questions
  - Susan reminded everyone that the ByLaws are what governs the Board and that each member of the Board should be familiar with them.

The next regular board meeting will be held on Monday, August 31, 2020, @ 7:00 p.m. Because of COVID-19 the location will be determined as the date gets closer.

A motion was made, and all were in favor to adjourn the meeting. The meeting adjourned at 8:07 p.m.

Respectfully submitted,

Sean Finke. CRS POA Secretary