

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

May 3, 2014

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, May 3, 2014, at the Wright residence.

Members Present: Larry Wright
 Jennifer Garcia
 Rick Guerrero

Members Absent: Doug Campbell
 Stephen Nash

Larry Wright, President, presided as Chairman and called the meeting to order at 10:02 a.m. Jennifer Garcia was acting Secretary of the meeting. A quorum was present for the purpose of conducting business.

Welcoming Remarks

Mr. Wright opened the meeting welcoming Jennifer Garcia to the Board to fill the unexpired term of Brent Fisher.

Old Business

- A. Website Discussion – Larry Wright reported. Mr. Wright discussed the history of the website hosting and why it made sense to look for a new site host. Mr. Wright stated that Mr. Campbell has begun to research options for a new host and would continue to gather information. The website will continue to run on the current host until a recommendation can be made on a cost effective alternative.

- B. Burning of Cuttings – Larry Wright reported that representatives of the Balcones Canyonlands NWR Fire Management Program would be scheduling a controlled burn of the cuttings at the front of the Community near the pavilion currently anticipated to occur the week of May 5-9.

Committee/Officer Reports

- A. Treasurer's Report – Mr. Wright reviewed the Treasurer's report distributed by Mr. Campbell in advance of the meeting.

The majority of annual dues payments have been received, with \$2,560 in delinquent dues outstanding at this time. Mr. Wright reviewed the cost of light repairs at the entrance, noting that Mr. Campbell had done the work himself and the Community only paid for the actual cost of the lights.

Mr. Wright next reviewed the costs of the removal and reinstallation of the landscaping at the entrance. The Community paid a contractor to have the beds and center island cleared. Lynda Wright and Debbie Campbell did the majority of the work designing and installing the new landscaping with assistance from Georganne Hunt and Kathi Swulius. Mr. Wright noted that the new plants should require less frequent watering.

The Board wishes to express their appreciation to Doug Campbell, Lynda Wright, Debbie Campbell, Georganne Hunt and Kathi Swulius for their time and dedication to enhance the appearance of the entrance to Canyon Ridge Springs.

- B. ARC Report– Mr. Wright reported on two requests for approval received by the ARC since February. One request was for a deck cover from Tom and Kathi Swulius and a second was for a metal fence and gate from Jody and Mark Lester. The Swulius request was determined not to need ARC approval because the structure would not be visible from the street. The Lesters' request was reviewed and unanimously approved by the Committee.
- C. Infrastructure Report: Mr. Wright updated the Board on infrastructure business. The Committee is not pleased with the quality of the work of the current lawn service company and is in the process of getting bids from other vendors.

Mr. Wright discussed the condition of the 3 ½ miles of Community roads. He reviewed the history of maintenance on the roadways and discussed future maintenance needs. Mr. Wright asked that Road Maintenance be placed on the agenda for the August meeting.

New Business:

- A. Composition of ARC – With the recent addition of Jennifer Garcia to the Board, the ARC Committee currently has two board members and one Community Representative. Larry Wright recommended that he step down from the ARC and have Jennifer Garcia transition from Community representative to Board representative. The Board discussed approaching a Community member to see if they would be interested in serving on the ARC. Jennifer was asked to make the contact.
- B. Appointment of Board Members to Chair Committees: Tabled until August

- C. Fence Repair/Painting - Mr. Wright discussed the need for fence repair and staining at the entrance. Mr. Wright stated it has been two years since the fence was pump sprayed. The stain used was water based and had to be thinned to pump. A bid was received to prep the fence and hand brush stain on the entire length of the fence. Ms. Garcia stated she thought the bid amount was very reasonable based on the cost of staining work she had done at her residence in April. Mr. Wright indicated that in addition to staining, several posts would need to be replaced. Mr. Guerrero suggested the fence should be surveyed to determine how many posts need replaced now and how many may need replaced in the near future. Mr. Guerrero stated it might be better to replace any deteriorating posts now, prior to the staining.
- D. Tent – Ms. Garcia mentioned that a resident had brought to her attention a tent had been set up on a lot on Montana Creek Crossing for a couple of weeks. Mr. Guerrero confirmed he had seen the tent as well. Noting that periodic tent camping by property owners is authorized in the CCRs, Mr. Wright stated the family that owned the lot has tent camped on their property for a few days each spring. It was determined the tent should be packed up and left on the lot for the property owner to preserve the tent and prevent it from being blown away.

There being no further business to come before the Board, the meeting was adjourned at 11:01 a.m.



Jennifer Garcia
Acting Secretary