

**CANYON RIDGE SPRINGS POA**  
**MINUTES OF THE EMERGENCY BOARD MEETING**  
**Date: Saturday, June 16, 2018**  
**Location: 11603 Montana Springs Dr.**

An emergency meeting of the Board of Directors of Canyon Ridge Springs POA was held on Saturday, June 16, 2018, at the 11603 Montana Springs Dr. Paul Guerrero called the meeting to order at 10:10am and a quorum was present.

**Board Members Present:**

President: Paula Guerrero  
Vice President: Dave Matthews  
Treasurer: Sharon McBride  
Secretary: Candy McGuire

**Other Attendee:** Carl Rose, Infrastructure Committee Member

**Emergency Business:**

Sharon McBride, Chair of the Infrastructure Committee, contacted the Board Members on Wednesday, June 12<sup>th</sup> requesting an Emergency Board Meeting due to the inoperable Front Gates and for a vote on how to proceed. All POA Board Members as well as Carl Rose, representative of the Infrastructure Committee, agreed to attend.

Background on the front gate: There was an electrical storm early Monday morning, June 4<sup>th</sup>. Lightning struck the transformer and knocked out power to the front gates. PEC was contacted and repaired/reset the transformer on Tuesday, June 5<sup>th</sup>. At that time it was determined that the gates were still not operable, so a call was made to Viking Fence who have made previous repairs to our gates. They came to review the system on Monday, June 11<sup>th</sup> to submit a repair and/or replacement bid. Austin Estate Gates was also contacted to review the damage and provide a repair and/or replacement bid.

Sharon reported she has contacted the insurance carrier and filed an online claim for the damages to the front gates. Repairs are on hold until they notify us if our claim is eligible to be covered.

Bids for repair and replacement of the current Commercial Slide Front Gate System were received from two companies:

**Viking Fence**

1. Estimate for *Repair* of current system: \$4,630.00 plus tax
2. Estimate for *Replacement* of current system: \$10,520.00 plus tax

**Austin Estate Gates**

1. Estimate for *Repair* of current system: \$4,084.00 plus tax
2. Estimate for *Replacement* of current system: \$10,180.00 plus tax

The Board Members and Carl Rose discussed the pros and cons of continuing to repair the old system versus replacing it with a new, upgraded system, which meets all current safety standards. Our gate system's electric photo eye (a safety concern: to stop the gate if a car/person is entering or exiting) is currently not functioning, and there is no battery back up in case of electric failure. Also, due to the age of the existing system, it is not possible to retrofit parts to bring the system up to UL compliance.

Anthony Bruno, of Austin Estate Gates, was contacted to discuss their bid. The equipment comes with a two-year warranty and includes built in surge protectors to help prevent similar problems with power surges in the future. Additionally, we can continue to use our existing gate openers.

The Board voted unanimously to replace the old gate operating system with the new SL3000VDC Slide Gate System.

**ACTION:** Once our insurance carrier determines if the damage to the gates will be covered, Austin Estate Gates will be contacted to proceed with the replacing of the gate operating system.

Carl Rose excused himself and the meeting continued.

**VIOLATIONS OF CCR'S:**

The next area of business discussed was the placement of the satellite dish on Lot 59, and the condition of the shrub beds on Lot 39.

The Board voted to send certified letters to both residences outlining the issues to be addressed and a time limit given for violations to be brought into CRS POA compliance.

The next regularly scheduled quarterly Board Meeting will be held on July 21, 2018 at 25013 Montana Creek Crossing.

Paul Guerrero made a motion to adjourn the meeting, Dave Matthews seconded the motion and all were in favor. The meeting adjourned at 12:10pm.

Candy McGuire  
CRS POA Secretary