

FINAL
CANYON RIDGE SPRINGS POA
BOARD MEETING MINUTES
June 02, 2021

A meeting of the Board of Directors of Canyon Ridge Springs POA was held on Wednesday, June 02, 2021, at 7:00 p.m., at 25003 Montana Creek Crossing Dr. Susan Fisher called the meeting to order at 7:08 p.m.

Board Members Present: Susan Fisher, President; Jeff Miller, Vice President; John Lunceford, Treasurer; Sean Finke, Secretary; and Rick Guerrero, Member-At-Large. Al Garcia was also in attendance.

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 22, 2021 and April 22, 2021. Those minutes were posted on the bulletin board and are available on the website.

OFFICER REPORTS:

Treasurer: John provided his report:

- Financials: as of June 01, 2021:

Checking Balance:	\$ 15,386.72
Capital Balance:	180,412.50
TOTAL :	\$ 195,799.22

- Resale Certificates: 8
- Road Impact Assessment Fee: 1
- Unpaid Assessment Fees: 6
- Created a system of Invoices for dues and resales.
 - Better for tracking information on individual owners/lots.
 - Better for keeping record of which lots are subject to Road Assessment Fees.
- Took Road Assessment Fee from general fund and placed in special allocation due to the nature of the fee.
- Backed up records on Google Drive for added security and ease of sharing information with Board.
- Renewed software for three more years.

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

COMMITTEE REPORTS:

Architecture Review Committee (ARC): Jeff reported.

- Lot 58: APPROVED the plans for the main residence. Also, APPROVED the location of proposed secondary building, however DENIED the request to use 100% Hardie plank on all sides of the secondary building (currently waiting on owners to resubmit proposed materials on secondary structure or resubmit size of structure).
- Lot 63: APPROVED the plans for the primary residence, well, tank, and building.

Fall Picnic Committee: Susan reported.

- Picnic will be October 16, 2021.

Firewise Committee: Al reported.

- Al Garcia wanted to confirm that the burning guidelines are being distributed to new owners, it was noted that they are part of the packet sent to the Title Company upon closing.

Infrastructure Maintenance Committee (IMC): Rick reported

- Seal Coating has continually been delayed due to rain, no dates have been proposed for completion
- The cul-de-sac at the end of Montana Springs Drive needs to be addressed, with the excessive rain lately the asphalt has begun deteriorating. The drainage to go around the edges needs to be addressed in order to divert waterflow away from the road.
- Fencing.
 - The material has been purchased.
 - The contractor should be able to begin within the next two weeks.
 - The neighborhood should be able to cut a portion of the cost if, through a volunteer basis, CRS were to remove and dismantle the existing fence.
- Replaced the Chain on the Outgoing gate that had worn out.
- RCL mowed the Gate Area, Park, and Roadways
 - If the Gate Area is mowed on a volunteer basis, then the frequency of hiring mowers can be reduced therefore cutting costs to CRS.
- Flower beds were cleaned, and dead plants removed.
- Mailbox Area.
 - One of the Parcel Boxes needs repair, Rick will look at it when he can meet with the mail carrier.
 - Rick will order and replace springs on several of the other Parcel Boxes.
 - The Numbers on the Parcel Boxes needs to be replaced or painted on.
 - Jeff Miller volunteered to pressure wash the stonework around the boxes in the coming days.
- Irrigation. Eco Irrigation will be out at the end of the week to replace several valves and cap off one of the heads.
- It was suggested that over the next several years that concrete ribbon be added along the roadways in order to preserve the edges and protect against water damage.
 - In the meantime, caliche or other gravel base can be placed in the most affected areas to slow down progression.
 - A work day can be scheduled to clean out ditches in the most affected areas.

Nominating Committee:

- Will be meeting in the future to fill the 3 upcoming positions.
- Nominations will go out on October 15, 2021 with a post mark request no later than November 15, 2021.

NEW BUSINESS:

- POA email Requests on Lots for Sale.
 - Out of an abundance of inquires to the Board as to how many/which lots are for sale it was proposed that we include a section on our website that could provide such information.
 - A motion was made and carried to allow homeowners and/or lot owners to list their properties for sale and the contact information on the CRS Website for a fee of \$100.00 per listing.
- Lot 40/41 Casita location.
 - The plans for the Casita on lots 40/41 were previously approved by the ARC.
 - However, since the location of the Casita will be built within the Easement between the two lots a letter by the Board of Directors was requested by Travis County.

- A motion was made and carried to draft a letter to Travis county for the McGuires for the construction of the Casita on Lot 41.
- Gate Codes.
 - Several requests have been made to change the Gate Codes to CRS.
 - This is done to aid in the safety of the residents. As houses are developed and lots/home are bought and sold, changing the codes helps to limit access to the residents and their guests/contractors.
 - The Gate Code will be changed at the beginning of October and will be communicated with residents accordingly.

Announcements

- The annual meeting will be on January 29th 2022. Location TBD.
- The Fall Picnic will be October 16th 2021 at the CRS pavilion.

The next regular board meeting will be held October 6th 2021 at 25007 Montana Creek Crossing.

A motion was made, and all were in favor to adjourn the meeting. The meeting adjourned at 8:20 p.m.

Respectfully submitted,

Sean Finke. CRS POA Secretary