

CANYON RIDGE SPRINGS, INC.
SPECIAL MEETING MINUTES – REVISION OF CRS BYLAWS
JUNE 3 , 2012 6:30 pm

Meeting called by: Larry Wright Type of meeting: Special meeting
Facilitator: Larry Wright Secretary: absent
Recorder: Doug Campbell Location: Wright residence
Attendees: Larry Wright, Doug Campbell, Stephen Nash, Kim Williamson

MINUTES

- 1) Meeting called to order by President, Larry Wright
- 2) Discussion of proposed road repairs.
- 3) Review of proposed changes to the Bylaws of Canyon Ridge Springs Property Owners' Association. Changes proposed in response to new state legislation: Senate Bill 472, House Bills 1228, 1821 and 2761.
 - A. Mr. Nash presented proposed changes to comply with new law governing the management of dues and assessments in arrears. Board members agreed property owners would be allowed a period of thirty days to respond to a notice of delinquency; the property owner must pay the amount in arrears or establish a payment plan to pay the delinquent amount over a period not to exceed 6 months.
 - B. Mr. Nash discussed Article 12, Section 12, which refers to the issuance of resale certificates by the POA. Certificates are issued to purchasers of property within CRS to document any liabilities against the property. Mr Campbell stated he prepares the resale certificate if the purchaser requests it and presents proof of purchase.
 - C. Mr Williamson requested an addition to the duties of the Vice President of the POA Board to include management of the POA website to include responsibility for any additions, deletions or alterations of information included on the website. Mr. Wright made a motion to make the addition. Mr. Williamson seconded the motion; the motion was approved unanimously.
 - D. Mr. Wright initiated a discussion of the portion of the Bylaws dealing with various POA Meetings. Board members agreed to amend the Bylaws to prevent scheduling of any meetings on Sundays or holidays.
 - E. Board members discussed retention of POA records and documents and agreed on a time limit of seven years for retention.
 - F. Board members discussed various issues related to POA elections, voting eligibility and methods of voting, including electronic voting and voting by proxy. Board members agreed to an amendment allowing a declaration to be amended by simple majority vote.
- 4) There being no further business to discuss the meeting was adjourned.