

**CANYON RIDGE SPRINGS POA  
BOARD MEETING MINUTES  
JULY 17, 2016**

A meeting of the Board of Directors of Canyon Ridge Springs POA was held on Sunday, July 17, 2016 at the Rose residence. The meeting was called to order by Paula Guerrero at 3:05pm and a quorum was present.

**Board Members Present:** Richard Cornett  
Paula Guerrero  
Sharon McBride  
Carl Rose

**Community Members Present:** Al Garcia

**OLD BUSINESS:**

**Approval of Minutes:** The minutes of May 7, 2016 were previously approved and posted on the CRS website and Community Bulletin Board.

**NEW BUSINESS:**

**OFFICER & COMMITTEE REPORTS**

**Treasurer's Report:** Carl Rose gave the Treasurer's Report as follows:

**Current Balances:**

Checking = \$ 27,311.21  
Capital Fund = \$137,084.16

**Income:** Two lots are delinquent in paying their 2016 dues; one is in foreclosure by Burnet County. Carl sent a final late letter requesting payment from the other property on June 15, 2016. After 90 days without payment a lien will be placed on the property.

**Other Income:**

Three resale certificates in 2016 = \$975  
(Lots #101, 71 and 98)  
Sale of lot #64 is pending

**Architectural Review Committee:** Richard Cornett reported the committee reviewed and approved the plans for addition of a casita/guest house on the property of Dennis and Debra Deatherage following their agreement to make changes required to be in compliance with the CCRs.

**Nominating Committee:** Sharon McBride reported no business

**Infrastructure Monitoring Committee:** Carl Rose reported:

- Another review of the fence along Cow Creek Road determined no repairs are needed until 2017.

- The front gate will be retrofitted with a manual override so it will function when the electricity goes out.
- Carl voluntarily mowed the grass and used a weed-eater on both sides of the gate as that was the only area requiring mowing.
- Carl contacted several companies to obtain quotes for repairing the specific section of road on the hill below the Girgenti's house but has not found anyone interested in the small job. He will continue to make inquiries.
- A squirrel was witnessed stealing one of the small American flags posted in front of the gate in celebration of the 4<sup>th</sup> of July holiday.
- Roger Elliot reported a rattlesnake on his property and Carl Rose a non-poisonous species in his garage. Members of the community are advised to be vigilant when outside.

**OTHER BUSINESS:**

**Invasive Species:** There has been an increased spreading of two invasive plants throughout our neighborhood: Roosevelt Willow and Red Sumac. They are growing along the sides of our roads in the easement areas so their roots impact the roads when they grow underneath them. They also cause problems for the mowers who cut grass along the easements as well as increase fire danger. Several have already had to be cut down because they encroach on the roads and hit cars driven past them. **Action:** Carl Rose will notify all property owners by email to ask them to remove these two plants from their property, particularly a minimum of five feet from the road in the easement area. Property owners will also be asked to keep track of their hours removing and clearing this brush so it can be reported to Firewise so we can maintain our Firewise Community Designation.

**Water Treatment Station #2:** Water Treatment Station #2 is leaking and treated water from our well is running into Cow Creek. Paula Guerrero reported the leakage to Aqua Water.

**CRS Calendar:** The date of Saturday, October 22 was set for the 2016 CRS Fall Picnic. Paula will send out a call for neighborhood volunteers to form a committee to organize the picnic. Anyone interested will be requested to contact Sharon McBride.

**Next CRS POA Board Meeting:** The next board meeting will be held on Saturday, October 1, 2016 at 11:00am at Sharon McBride's home at 11603 Montana Springs Dr.

Carl Rose made the motion to adjourn the Board Meeting and seconded by Paula Guerrero. The motion was unanimously approved and the meeting adjourned at 4:10 pm.

Respectfully submitted,  
Sharon McBride  
Secretary, CRS POA