

**CANYON RIDGE SPRINGS POA
BOARD MEETING MINUTES
JULY 22, 2017**

A meeting of the Board of Directors of Canyon Ridge Springs POA was held on Saturday, July 22, 2017 at the home of Guerrero's. Paula Guerrero called the meeting to order at 10:15 am. A quorum was present.

Board Members Present: Richard Cornett, Rodger Elliot, Paula Guerrero, Sharon McBride, and Carl Rose.
Other attendees: Jody Lester, Michael Jrab, and Rick Guerrero.

Proof of Notice of Meeting: The notice of the meeting was posted on the bulletin board and website more than one week prior to the date of the meeting as required.

Approval of Minutes: The Board previously approved the minutes of the last board meeting held on April 8, 2017. They were posted on the bulletin board and are available on the website.

OFFICER REPORTS:

Treasurer: Carl reported:

- There is \$165,272.69 in the capital account and \$25,591.75 in the checking account.
- 3 lots still haven't paid their 2017 POA dues; two already have outstanding liens. The owners of the three delinquent lots were sent certified reminders/late notices.
- Seven lots resold so far this year for \$2,275 and another sale is pending (Teague).

Secretary: Sharon asked:

- The board was requested to select a date for the 2018 Annual Meeting; three possible dates (January 20, 13 and 27) were picked. Carl volunteered to check with the Holiday Inn for availability and will report back with a firm date.
- Also the board picked a date for the 2017 Fall Picnic: Saturday, October 21. Carl said Linda Rose volunteered to chair the picnic.
- Sharon notified the group she may have to resign as secretary prior to the end of her term; she plans to sell her home.

COMMITTEE REPORTS:

Architectural Review Committee (ARC): Richard reported:

- Two proposals were submitted to the ARC since the last meeting: one for a shed and another for a swimming pool. Both proposals were approved by the committee.
- The ARC noted that a gravel driveway on one lot encroached onto an adjoining lot. Following general discussion it was decided that it would be up to the two property owners to decide how they want to resolve the situation; the board would not take any action at this time.
- As a follow up on action items from the previous Board meeting, Rodger asked if the ARC had met to discuss how to define the term "quality construction" that is required in the CCRs. Following discussion, the board decided that the CCR's may need to be amended to clarify the term "quality construction" in order to help the ARC insure that quality homes will be built in CRS. The additions to the CCR's would include guidelines to document and assess the quality and experience of all builders and may also require inspections to help verify that quality homes are constructed. A draft of the addendum to the CCR's and next steps will be reviewed and discussed at the next board meeting.

Infrastructure Review Committee (IMC): Carl reported:

- The exit gate should be ready for installation within the next two weeks. The inbound gate will be painted to match the new gate.

- Carl and Rodger have been clearing Roosevelt Willows by the bridge. Also, Carl and Linda have been clearing a ditch on Montana Springs Cove of willows and other debris to improve drainage.
- A property owner has made suggestions about how to improve the appearance and drainage of the ditch across from the mailboxes. The board requested for Carl to contact the property owner for further discussions about repairs and related costs.
- New fence brackets and fence posts will be ordered for replacement in the fall.
- Paula suggested having a neighborhood volunteer workday in the fall to help repair the fence and paint the gate.

Nominating Committee (NC): Sharon reported:

- So far only one resident has volunteered to run for one of the two board positions opening in January next year. Several names were suggested as potential candidates; Carl volunteered to talk to one of the individuals.

Website Committee (WC): Paula reported:

- The payment to renew the CRS website on Go Daddy will be due next year. Paula continues to monitor the URLs CanyonRidgeSprings.com, CanyonRidgeSprings.org and CanyonRidgeSprings.net to determine if they are available.
- Jody Lester requested a correction to the website: to change the wording “Balcones Canyon Lands Wildlife Preserve” to the “Balcones Canyon Lands National Wildlife Refuge” as they are two distinct places. There was a suggestion for the POA to have a “Meet the Neighbors” meeting and invite a representative from the Balcones Canyon Lands NWR to speak to property owners about the state of the refuge and their future plans.

Beautification Committee (BC): Sharon reported:

- The Beautification Committee had a workday on May 19 when a number of volunteers assisted in clearing and trimming dead brush from the front gate. No other work is planned at the front gate until the weather cools in the fall.

OLD BUSINESS:

- There have not been any recent noise complaints about loud off road vehicles or music in the neighborhood. We will continue to monitor all noise/nuisance complaints from homeowners.
- There was general discussion regarding the continued damage to property by feral hogs. Sharon maintained a spreadsheet of feral hog activity throughout the neighborhood as reported by property owners. A review of Texas state laws and regulations was made as well as inquiries with experts at the Balcones Canyon Lands NWR to be sure the POA was addressing the problem correctly and humanely. 26 hogs were caught on CRS property from May 29-July 17. The board will report its actions to the membership at the Annual Meeting.

NEW BUSINESS

- There was discussion about vehicles speeding in the subdivision. Suggestions to add rumble strips and additional signage were discussed. The board voted to wait to take action pending any other complaints or accidents.
- The next board meeting will be held on Saturday, September 16, 2017 at 10:00 am at the Elliot’s, 11801 Montana Springs Dr.

The meeting adjourned at 12:00 pm.

Sharon McBride, CRS POA Secretary