

CANYON RIDGE SPRINGS, INC.

BOARD MEETING MINUTES

AUGUST 23, 2012 7:00 PM

Meeting called by: Larry Wright Type of meeting: Board meeting

Facilitator: Larry Wright Secretary: Vicki Elliott

Recorder: Vicki Elliott Location: Wright residence

Attendees: Larry Wright, Doug Campbell, Stephen Nash, Kim Williamson, Vicki Elliott

MINUTES:

- 1) Meeting called to order by President Larry Wright.
- 2) Minutes of the June 3, 2012 Special Meeting were reviewed. Mr. Williamson made a motion to approve the minutes as written; Mr. Nash seconded the motion. Motion carried.
- 3) Under Old Business:
 - a) Mr. Williamson reported the CRS website is up; he reported that the first newsletter is posted on the website. Discussion ensued regarding content of the newsletter, purpose of the newsletter and posting of pictures and information related to activities in Canyon Ridge Springs. Additional information to be posted on the website was discussed. Following discussion, Board members agreed to use an announcement format and discontinue the newsletter. A schedule of Board meetings and minutes of each board meeting will continue to be posted on the website.
 - b) Mr. Wright provided an update on progress with road repairs in CRS.
 - c) Mr. Campbell updated Board members on the purchase of a laptop to be used for CRS POA business and record keeping.
- 4) Under Committee Reports:
 - a) Mr. Wright stated he had no report from the President.
 - b) Mr. Campbell presented current financial status of the POA. He stated an insurance premium will be due, as well as payment for road repairs once the work is completed. Mr. Williamson requested further information regarding expenditures listed under the heading of Lawn/Sprinkler; Mr. Campbell replied including information related to increased mowing charges; this total includes the charges for spraying roadside weed control. Also discussed was adjustment in the magnetic plate controlling the exit gate to accommodate motorcycles exiting CRS.
 - c) Mr. Wright, reporting for the Infrastructure Committee, discussed eradication of carpenter ants and weeds at the entrance gate.
 - d) Mrs. Elliott and Mrs. Berns were selected to serve on the nominating committee.
- 5) Under new business:
 - a) The annual POA member meeting is scheduled for January 19, 2013 at the Marble Falls Holiday Inn Express. Mr. Campbell will make arrangements with the hotel. Mr. Wright and Mr. Williamson will arrange for refreshments. The following schedule of mailings was approved by Board Members:
November 12, 2012: Mailing of call for nominations, revised CCRs and Bylaws

December 10, 2012: Deadline to return nominations and comments on Bylaws and CCR revisions

December 17, 2012: Mail out ballots

January 12, 2013: Deadline to return ballots

- b) Proposed Bylaw revisions were reviewed. Mrs. Elliott made a motion to approve the revisions. Mr. Campbell seconded the motion. The motion carried.
- c) CCR revisions were reviewed. Discussion included addition of an appeals process to the Board if a property owner and members of the ARC are unable to reach an agreement. The ARC will send a written approval notice for any changes made to a property owner's initial proposal before work is begun.
- 6) There being no further business to conduct, Mrs. Elliott made a motion to adjourn the meeting; Mr. Williamson seconded the motion. Motion carried.

ACTION ITEMS:

- 1) Mr. Williamson will post information and announcements on the CRS website.
- 2) Mr. Wright will evaluate road repairs when the work is completed and obtain an invoice for payment.
- 3) Mr. Campbell will meet with the manager of the Holiday Inn Express in Marble Falls to make arrangements for the Annual CRS POA meeting.