

**CANYON RIDGE SPRINGS POA**  
**MINUTES OF MEETING**  
**OF THE BOARD OF DIRECTORS**

August 23, 2014

A meeting of the Board of Directors (the "Board") of Canyon Ridge Springs POA (the "POA" or the "Community") was held at 10.00 a m , on Saturday, August 23, 2014, at the Wright residence.

Members Present     Doug Campbell  
                             Jennifer Garcia  
                             Stephen Nash  
                             Larry Wright

Members Absent     Rick Guerrero

Larry Wright, President, presided as Chairman and called the meeting to order at 10:10 a.m. Jennifer Garcia was acting Secretary of the meeting. A quorum was present for the purpose of conducting business.

**Approval of Minutes**

Mr. Wright asked if there were any corrections to the minutes of the May 3, 2014, Board meeting. There were none, and the minutes were approved as presented.

**Appointment of Officers**

Mr. Nash welcomed Ms. Garcia to the Board and made a motion on the appointment of officers Upon motion duly made and seconded, the Board appointed the following Board members to serve in the following positions:

President: Larry Wright  
Vice President – Stephen Nash  
Secretary – Jennifer Garcia  
Treasurer – Doug Campbell  
Director– Rick Guerro

## **Infrastructure Report**

- A. Entrance Maintenance –Doug Campbell reported. Mr Campbell discussed the work completed this year, and the costs associated with this work, including:
- replacement of seven entrance light fixtures
  - repair of two sprinkler heads
  - plant removal at entrance, bed cleanout and preparation
  - new entrance plants
  - landscape materials
  - gate gear box, drive motor and belt replacement
  - fence rail replacement and staining
- B. Park and Road Maintenance – Mr Campbell next reported on the work completed at the POA park, and the costs associated with that work, including
- Tree trimming and vine removal for 4 trees damaged in storm
  - Cutting of grass at park, road right-of-way and entrance
  - Weed control along roadway edge

## **Treasurer's Report**

Mr Campbell distributed a detailed treasurer's report year to date. Mr. Campbell reported that \$1,280 in delinquent dues remains outstanding and liens were being prepared for filing.

He reviewed 2014 budget categories versus actual costs. Through August, the amount expended for entrance, park and road maintenance totals \$22,360. This amount exceeded the 2014 budget by \$12,000 and resulted in a transfer of \$7,000 from capital funds.

The Board discussed in depth the reasons for these increased costs including:

- aging infrastructure of the community which is now 14 years old; and
- costs associated with hiring contractors versus volunteer labor

The Board noted the tremendous efforts made by Mr. Campbell over the years and particularly this year in an effort to keep costs down by securing the lowest cost replacement parts and equipment and in handling the installation and repairs of the gate and lights where possible.

Mr. Campbell mentioned that costs would be higher on the entrance landscaping work if it were not for the efforts of Lynda Wright, Debbie Campbell, Roger Elliott, Georganne Hunt and Kathi Swulius

A motion was duly made and seconded to postpone the salt cedar removal and road repairs on Montana Springs Drive until 2015

The Board next discussed setting the amount of the annual POA dues for 2015. Mr. Wright reported that currently dues are \$320. A robust discussion followed regarding the budget overages experienced this year, the aging POA infrastructure, and the maintenance postponed to next year. Upon motion duly made and seconded, the Board approved a motion setting the annual dues for 2015 at \$375 per lot, an increase of \$55.

### **Architectural Review Report**

Jennifer Garcia reported that for the period from May 3 through August 23, the ARC reviewed and approved the following requests

- modify the placement of the fence on the Lester property
- construction of a secondary structure by the Fishers

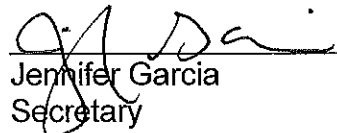
Mrs. Garcia stated that the Jrab family submitted some preliminary design concepts for the home they would like to build on Lot 92.

### **Call for Nominations/Annual Meeting Business**

Letters requesting nominations to fill two Board vacancies for 2015 will be mailed on November 21<sup>st</sup>.

The date of the POA Annual Meeting date was tentatively set for January 24<sup>th</sup> at 11 a.m. Mr. Campbell will contact the hotel and confirm. Notice of the meeting will be mailed on December 15<sup>th</sup>.

There being no further business to come before the Board, the meeting was adjourned at 11:59 a.m.

  
Jennifer Garcia  
Secretary