

**CANYON RIDGE SPRINGS PHASE ONE  
PROPERTY OWNER'S ASSOCIATION. INC.  
MEETING AGENDA - BOARD OF DIRECTORS  
WEDNESDAY, FEBRUARY 11, 2026  
6:00 P.M. AT 12133 MONTANA SPRINGS DRIVE**

- Call to order
- Proof of Meeting Notice
- Approval of Minutes from Board Meetings before and after the January 17, 2026 Annual POA Meeting
- Public Input – **Please note that Public Input will be limited to three (3) minutes per topic. There will not be a discussion or vote on anything not listed on the agenda.**
- Committee Reports
  - Treasurer
  - ARC
  - Infrastructure
- Old Business
  - Review of By-Laws and CCRs / formation of Review Committee – to include, but not limited to:
    - Bring all up to date with Texas POA Laws
    - Minimum square footage of new construction houses
    - Establishment of check points for neighborhood home construction when homeowner is acting as general contractor.
    - Placement of RVs & trailers on lots
  - Update on two houses currently under construction in neighborhood – Montana Springs Cove & Montana Springs Drive
  - Community Forum vs. Facebook Group vs. Communication via Email
  - Review & award of neighborhood grass maintenance and mowing contract for 2026.
- New Business
  - Trash / trash bin condition at home construction site on Montana Springs Drive.
  - Consideration of fines / liens for home construction that exceeds one year limit.
  - Variance request on 10 foot easement on lot #56
  - Committee volunteers and assignments for 2026—including Firewise. Review of existing committees & members, review of volunteer forms received, solicitation of more volunteers, as needed.
- Motion to Adjourn