

**CANYON RIDGE SPRINGS PHASE ONE  
PROPERTY OWNERS' ASSOCIATION. INC.  
MEETING MINUTES  
BOARD OF DIRECTORS  
WEDNESDAY, JUNE 11, 2025  
6:00 P.M. AT 29812 MONTANA SPRINGS COVE**

- Call to order - Meeting was called to order by President, Larry Wright at 6:04 p.m.
- Board Members Attending: Larry Wright, Jeff Miller, Marc Bone, Elaine Sorsby
- Board Members Absent: Shelly Knapp
- Others Attending: Mike Pfister, Linda & Karl Rose, Lynda Wright, Al Garcia, Donna Wright, Dianne Bone, Dave Buddenbaum, John Lunceford, Charlotte & Jerry Burke
- Proof of Meeting Notice – The agenda was posted on the community bulletin board, CRS Website, and emailed to all property owners.
- Approval of May 14, 2025 Meeting Minutes - After a review of the May 14, 2025 meeting minutes, Marc Bone moved to approve and Jeff Miller seconded that motion. Motion carried.
- 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.**
  - **Donna Wright** commented on upcoming social events in the neighborhood
    - 4<sup>th</sup> of July Celebration (homeowner email sent out, information posted on Facebook group & flyer to be posted on bulletin board). The Roses will be leading the parade. Picnic committee bringing breakfast items. Gather at 8:30 a.m. – leave park at 9:00 – will make sure to cover all neighborhood streets. (not POA sponsored event)
    - Fall Picnic – 10-25-25 (POA sponsored event)
    - Baby Shower for Krista H. – 6-21-25 (not POA sponsored event)
  - **Al Garcia** – drivers in the neighborhood need to stop at stop signs!
  - **John Lunceford** – Barb Rickert says she & Skip will be submitting plans for a garage.

- Committee Reports

- Treasurer – Shelly Knapp is out of town, so she sent notes & the various financial statements. Marc Bone went over them with the Board & other attendees. Notes – copied from Shelly’s document follow:
  - Budget is balanced through 5/22/25 (Marc Bone feels like this should read Bank Account is balanced....)
  - Larry, Elaine & I all signed docs for safety deposit box. I have key.
  - Lien release completed for Lot 76 (Lowes)
  - Paid \$8733.90 to Integrity Paving
  - Rec’d \$500 check for Lot 51 (Moore)
  - Created pkt for lot 87 resale, new owners will be Leah Johnston and Brian Berger
  - New Aqua bill was \$521, Larry will cut down on watering times.
  - Shelly votes it is too late in the year and too hot for a garage sale.
  - Discussion followed with regard to the high water bill since sprinklers had returned to use at the front entrance. Larry W. has already cut back on watering frequency and will check with Larry Black (Aqua) to check on system and will inquire about proper meter reading. John Lunceford commented that there had never been a water bill that high.
- ARC – Mike Pfister reported that plans were approved for Lot 57 – all looked good. Most of foundation has been framed out.
- Infrastructure – Larry Wright reported that Dave Oswald had replaced the missing fence caps at the park. John Lunceford commented that four are still missing on the left side of the park. Larry commented that replacements of caps and rails that fall out need to be accompanied by some Gorilla Glue!
  - It was also noted that the no trespassing signs at the park are all down – plastic zip ties don’t hold up. Need to use metal bands instead.

- Cameras at front gate: John Lunceford reported that he is still tweaking the placement of cameras to get a good picture of vehicle license plate. Repositioned low entry camera to the rear license plate as a car leaves the entry area – hopefully better overall picture – especially at night.

- Old Business

- Update on Firewise status – Al Garcia reported that he turned in the renewal paperwork to Firewise that afternoon. We will hear back from Firewise in November. Elaine Sorsby will send out an email requesting hours worked and money spent by residents in 2025 be sent to Al at his email address.
- Update on neighborhood-wide garage sale. – Elaine Sorsby will send out results of poll & request for a chairperson when she sends out minutes from this board meeting.
- Update on trees/shrubs overhang on Canyon Ridge Pass – Lot 25 – We will be contacting Budco (owner of lot) about trimming back tree branches & shrubs that are impeding sight line on curve on Canyon Ridge Pass. They are often more difficult to get in touch with, but John Lunceford commented that when he was Treasurer, he had luck in that area. Elaine Sorsby will get with John L. for help in getting better contact information for Budco. She and Larry Wright will formulate letter and send. Jeff Miller and John Lunceford volunteered to do the trimming, if needed.

- New Business

- Trailers / RVs on lots 9, 58, & 93 – The board did not feel any action is required on these three lots at this time. A fair amount of discussion about this topic and the CCRs/By-Laws was prompted by this topic, summarized, as best, below:
  - Larry Wright commented that he believes that the CCRs and By-Laws were originally formulated by the developer (probably taken from a pre-existing set), many years ago, and better fit a neighborhood where homes are in closer proximity to one another. In a neighborhood like ours, where homes are on approximately three acre lots or larger, it is

more difficult to adhere precisely to some of these rules. It is a big task to rewrite /fine tune selected CCRs or By-Laws and get them out to the POA, and get them approved. But it is not a task that cannot be accomplished.

- Several people in attendance (board & others) commented that a property owner can request a variance – that is an option available.
  - In the end, it was determined that the board will look at the CCR addressing a trailer being visible from the street and work towards rewriting it to better fit our neighborhood set-up – followed by presentation to the POA for approval.
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- Motion to Adjourn – Elaine Sorsby moved to adjourn. Jeff Miller seconded the motion. Motion carried. Meeting adjourned at 7:02 p.m.