

**CANYON RIDGE SPRINGS PHASE ONE
PROPERTY OWNERS' ASSOCIATION. INC.
SPECIAL MEETING MINUTES
BOARD OF DIRECTORS
WEDNESDAY, JULY 23, 2025
6:00 P.M. AT 29909 MONTANA RIDGE PASS**

- Call to order – The meeting was called to order by President, Larry Wright at 6:01 p.m.
- Board Members Attending: Larry Wright, Marc Bone, Elaine Sorsby, Shelly Knapp, Jeff Miller
- Board Members Absent: None
- Others Attending: Mike Pfister, Dave Buddenbaum, Al Garcia, Lewis Knapp, John Lunceford, Lynda Wright, Jan & Jeff Porter, Donna & Perry Wright, Carl Rose, Kathy Stockton, Dave Oswald
- Proof of Meeting Notice – The agenda was posted on the community bulletin board, CRS Website, and emailed to all property owners.
- Public Input – **Please note that Public Input for this special meeting is limited to flood related topics and will be limited to three (3) minutes per topic. There will not be a discussion or vote on anything not listed on the agenda.**
 - Larry Wright reminded everyone that tonight's meeting and discussion should only focus on concerns and actions needed, after the flood, within our POA – not county roads, bridges, TXDOT, etc.
 - Dave Buddenbaum shared that Josh Walenta (the nice fellow who used his bulldozer early on for road access) wants to express his thanks to the neighborhood for all the notes, cards, etc. sent to him. Lewis Knapp asked if we could do something for him for all his work from the neighborhood – something monetary? Idea was tabled for discussion at August board meeting.
- Old Business - None

- New Business
 - Issues related to the recent flood (July 4, 2025 & afterwards) along Cow Creek.
 - **Park** - Larry Wright started with some general comments about the condition of the park. We have had a lot of support at the park from several residents – for example, James Stewart was out there today with tractor + claw combining brush piles. At the park, the main focus will be dealing with brush and rock that has washed up at the west end of the park. Brush needs to be consolidated & burned. Rock – some of them pretty big – needs to be pushed back down to the edge of the creek. Larry feels like using a volunteers tractor is not the best idea for this hard work – would hate to damage their equipment. Larry suggested renting a skid steer with bucket & claw to use at the park and several other flood related projects within the neighborhood.
 - Jeff Miller had investigated prices and volunteered to work during the coming week on the projects. Cost of renting the skid steer would be around \$1,000 + for attachments.
 - Jeff Porter suggested renting a chipper to make mulch vs. burning. Others mentioned danger of barbed wire & other metal debris in the wood debris would damage the chipper. Burn and the barbed wire, etc. is just left behind.
 - To burn debris – would need a special burn permit as northwest Travis County is currently under a post-flood burn ban. Larry Wright said he would do that.
 - Elaine Sorsby moved to rent the skid steer package for use on neighborhood post-flood projects. Larry Wright seconded. Motion passed unanimously.
 - In summary, the work in the park would focus on debris, moving rocks, leveling & grading land.
 - **Drainage Ditch at corner of Montana Springs Drive & Montana Springs Pass** – Several neighbors have taken a look at the situation (bullrock washed down ditch, some onto road, now blocking ditch – not

serving original purpose). General consensus was to dig out the rock & dirt and try to return channel to its original condition.

- Discussion followed about possibly spraying a gunite like material onto rocks once their back in place to keep rock in place in case of future floods. Would need to investigate process & costs.
 - Jeff Porter suggested laying down bags of concrete, pile rocks on top. As time passes & rain falls, the concrete solidifies, keeping rocks in place. Would seem to be a more economical approach.
 - Marc Bone moved to use the concrete bag approach for dealing with drainage ditch rocks. Elaine Sorsby seconded and the motion carried.
 - **Large Culverts under streets** – Dave Oswald & Larry Wright have taken a look at the various large culverts under streets in the neighborhood. The culvert on Montana Creek Crossing has lots of debris in it. Needs a clean out. Very steep, so might need to use ATVs, Jeep, etc. to drag out debris & cut up. Culvert on Montana Springs Drive near Hunt residence has a tree in it – needs to be removed. Clearing culverts is not urgent, but needs to be done.
 - Dave Oswald will get replacement caps for white fence around park & front entrance. We also need to look at the first post where debris hit and was stuck – damage to fence post?
 - Any foreseen expenses discussed at this meeting should be able to be covered within the current budget.
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- Motion to Adjourn – Jeff Miller moved to adjourn. Shelly Knapp seconded the motion. Motion carried. Meeting adjourned at 6:48 p.m.