

**CANYON RIDGE SPRINGS PHASE ONE  
PROPERTY OWNERS' ASSOCIATION. INC.  
MEETING MINUTES  
BOARD OF DIRECTORS  
WEDNESDAY, AUGUST 13, 2025  
6:00 P.M. AT 29804 MONTANA SPRINGS COVE**

- Call to order–The meeting was called to order by President, Larry Wright at 6:00 p.m.
- Board Members Attending: Larry Wright, Jeff Miller, Shelly Knapp, Marc Bone & Elaine Sorsby
- Board Members Absent: None
- Others Attending: Jan & Jeff Porter, Sean Finke, Al Garcia, Linda & Carl Rose, Lewis Knapp, Lisa Lyons, Dave Oswald, Donna Wright, John Lunceford, Skip Rickert, Mike Jrab & 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 June 11, 2025 regular meeting minutes and July 23, 2025, special, flood related meeting minutes - After a review of the June 11 & July 23, 2025 meeting minutes, Shelly Knapp moved to approve and Marc Bone 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.**
  - Larry Wright started with a general reminder that the POA's responsibilities lie with issues that are part of our neighborhood – the park, our roads, culverts, etc. The POA has no jurisdiction nor responsibility for issues on neighboring properties. If residents want to work to clean up adjacent properties from flood debris and asphalt pieces, it needs to be done outside of the POA. Larry can provide contact information for owners / lessors of the property adjacent to the park, towards 1174.
  - Skip Rickert shared that he wants to submit plans to build a garage on their property. Skip was advised that those need to go to the ARC. Larry W. said he would take them and pass on to Mike Pfister. Skip added that he would

like to volunteer for any future post-flood clean ups, now that he's back in town.

- Donna Wright reminded everyone that the Picnic Committee meeting would be next week and that the picnic is scheduled for Saturday, 10/25.
- Dave Oswald asked why the wood / debris at the major drainage culverts did not get picked up. Larry W. reported that they observed that it was not impeding water flow and that removal was delayed until cooler weather.
- Lewis Knapp thanked all who had helped clean up after the flood – especially Jeff Porter, Jeff Miller & James Stewart, who spent long hours running machinery.
- Jeff Porter and John Lunceford want to get some stones from the park area that were left there by the flood. General consensus was that's okay.
- Jeff Porter shared that PEC had been in the neighborhood recently trimming tree limbs off electrical lines. He encouraged other residents to call PEC any time they see a problem in that area.

- Committee Reports

- Treasurer – Shelly Knapp reported that Lot 29 closed at the end of July. A CD at Austin Telco (\$21,757.28) recently matured and those funds were transferred to the checking account at Wells Fargo pending determination of where to move them next. With that transfer, the Wells Fargo checking account balance is currently \$52,404.37. Discussion of investment of various CDs at Austin Telco will be handled in new business.
- ARC – No representative of the ARC was present at the meeting – one out of town, one sick. Larry Wright reported informally that there was no ARC activity since the last meeting. Currently two houses are under construction and the owners of Lot 29 are looking for a builder.
- Infrastructure – Dave Oswald reported that there was lots of clean-up after the flood – thanks to all. Missing caps from the white fence have been ordered, received & replaced – glued on! Plus six more on hand.

Carl Rose reported that, due to possible flood damage, we will probably need to buy a new keypad for the front gate. If that is necessary, we would lose all the fob codes stored in the current keypad and there is not a master list. Carl will send out a POA email asking residents/lot owners to send him the code in their fob. Code is located inside the battery area of the fob.

- Larry Wright introduced and welcomed Lisa Lyons, a new neighbor, to CRS.

- Old Business

- Status of camera at front entry gates – Jeff Miller reported that the recording box was “fried” and had to be exchanged for a new one – it’s on the way. All else is working well and everything should be working properly once the new recording box arrives & is installed.
- Status of post flood clean up and expenses. – Shelly Knapp reported that \$1557 was spent on renting the Bobcat & some fuel. Mike Pfister and James Stewart both spent money on fuel and need to submit receipts for reimbursement. Larry Wright reported that we’re in a bit of a lull in clean-up now. Some metal debris needs to be loaded up and taken to the Metal Mart (recycling place on 2<sup>nd</sup> Street). Also stumps near the creek in the park need to be pulled up and burned again.
- Status of / plans for culvert cleaning. – Larry Wright reported that the two culverts that have logs & debris in them will be dealt with once the weather cools down. The debris does not impede water flow. Once the weather is cooler, a request for help will go out and volunteers will pull out & burn debris as needed.

- New Business

- Discussion of possible formal thank you to Josh Walenta for his roadwork help after the flood. – Larry Wright reminded the group that Josh Walenta is the man who helped a lot after the flood – voluntarily, with his own bulldozer. He lives in Oatmeal. Lewis Knapp described his help along Cow Creek Road from 1174 to CRS – his own equipment, his time (he’s a retired TXDOT employee). We will invite him to our neighborhood picnic and present a

commemorative plaque with restaurant gift card from the neighborhood. Larry Wright & Elaine Sorsby will work on this.

- Discussion of help for the Wattinger family – Marc Bone stated that it would be appropriate to do something nice for the Wattinger family – like was done for the Hubberts. Donna Wright will be heading up the donation drive from the neighborhood – Elaine Sorsby will serve as her “auditor”. It will be handled in the same way we handled the Hubberts.
- Change in park name. – The suggestion came from a number of residents to change the name of our neighborhood park to honor Chief Mike Phillips of the Marble Falls Volunteer Fire Department, who died responding to a water rescue during the flood on July 4<sup>th</sup>. Discussion followed – not questioning the merit of the suggestion but on, perhaps, polling the POA for feedback and timing. In the end, the board voted 3-2 to rename the park in his honor. Jeff Miller will investigate a nice sign for the entry to the park. Linda Rose suggested a sign company on 12<sup>th</sup> street. Elaine Sorsby will send out an email to the POA sharing this information – she asked for more information about Chief Phillips to include in that email. Larry Wright to provide.
- Removal of debris on property adjacent to park? – Not a POA responsibility. Can be done, but just on an informal, volunteer basis. Larry Wright can provide contact information for Lee Harvey and the man leasing the property. It will be necessary to contact them before any type of clean-up.
- Park mowing change in contract. – After further consideration, no need to change contract. Agenda item is rescinded.
- Discussion of CDs – As reported in the Treasurer’s report, one CD recently matured at Austin Telco. That money was moved to Well Fargo checking pending decisions on how / where to reinvest. Two more CDs at Austin Telco will mature in October, 2025. John Luncford suggested (and Marc Bone concurred) that we should analyze the funds from those three CDs now and reinvest in CDs – stair stepping their maturity dates and for highest interest rates and longest periods. (Even if we need to early withdraw the two October

maturity CDs). There is one other CD that matures in 2026 – leave that one as is.

- Dates for nominations / mail outs / annual meeting / reservation, etc. – Elaine Sorsby needs to confirm reservation at La Quinta for annual meeting (Terri at La Quinta is our contact). Some discussion about other sites – we’re going to stick with La Quinta. Larry Wright advised that the Nominations Committee (John Lunceford, Chairman) needs to start talking to possible nominees. He added that he and Lynda Wright both have some suggestions that they will share with John Lunceford. Larry noted that it would be good to get some of the younger POA members involved as others “age out.” Linda Rose reminded Elaine Sorsby of where to look in the Secretary’s files for information about what needs to be sent out and timing. To save on mailing fees, email whatever possible and only mail out what is required to be mailed. Linda Rose is available to help Elaine S. as needed.
- Investigate rewording of CCRs 4.08C and 4.14 for possible future amendment. Elaine Sorsby advised that these two CCRS deal with placement of trailers on lots and trimming of trees, etc. that might be impeding view of street for drivers. After brief discussion it was decided not to review the wording of these CCRs now.
- Letter from Ofelia Tomasek (HOA – Estates of Shady Hollow) re: Proposed increases in water rates by AQUA. This item is no longer necessary as the water rates in question went into effect on July 25.
- Motion to Adjourn – Jeff Miller moved to adjourn. Larry Wright seconded the motion. Motion carried. \_\_\_ Meeting adjourned at 7:05 p.m.