

CANYON RIDGE SPRINGS PHASE ONE

PROPERTY OWNER'S ASSOCIATION

MEETING MINUTES

BOARD OF DIRECTORS

WEDNESDAY, DECEMBER 11, 2024

6:00 P.M. AT 12100 MONTANA SPRINGS DRIVE

- Call to order: President Larry Wright called the meeting to order at 6:08 P.M.
- Attending: Larry Wright, President
Jeff Miller, Vice President
Linda Rose, Secretary
Jim Cook, Member at Large
- Absent: Marc Bone, Treasurer
- Others Attending: John Lunceford, Lynda Wright, Mike Pfister, Carl Rose, Lynn Hopkins Cook, Kathy Stockton, Dave Oswald, Shelly & Lewis Knapp, Barbara & Skip Rickert, Elaine Sorsby, Donna Wright
- Proof of Meeting Notice: The agenda for the December meeting was posted on the community bulletin board, CRS website, and emailed to all lot owners.
- Approval of November 13, 2024 Minutes: After review, Jeff Miller made a motion to approve the November 13, 2024 minutes and seconded by Larry Wright. 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.**

John Lunceford requested discussion of a camera at the front gate be placed on the next agenda.

Kathy Stockton gave a brief update on the progress of Cow Creek.

- Committee Reports:

Treasurer: In the absence of Treasurer Marc Bone, President Larry Wright ask if Board members had reviewed the monthly reports. Current assets: \$187,134.89, current liabilities: -\$154.64. A motion was made and seconded to approve the Treasurer report.

ARC: Mike Pfister, ARC Chairman, reported the ARC has approved a horse barn on Barbara & Skip Rickert's property.

Jason Rudd has contacted Mike Pfister with questions on building a post & beam home on his property. The ARC will need more information.

Infrastructure: Carl Rose reported there is a new sign at The Park concerning Private Property. The old sign was so faded it was difficult to read. The old key pad had been found in a bush so it was reinstalled and is working. Since a new keypad was ordered before the old one was found, we now have an extra keypad for the future.

Nominating: Chairman Lynda Wright reported that we have four (4) nominations for the two (2) upcoming open positions on the Board. The nominees are: Shelly Knapp, Barbara Rickert, Elaine Sorsby and Donna Wright. Nominees were asked to stand and Lynda Wright thanked them for agreeing to run for the open positions. Lynda also stressed the need for taking part in Canyon Ridge Springs Phase One Property Owner's Association by Nominations/Volunteering.

- Old Business

Montana Springs drive road repair will be done on January 10, 2025 by Integrity Paving for a cost of \$4977.00.

Community Forum: Vice President Jeff Miller and Kath Stockton are still tweaking the details. It will be volunteer driven and has about 20 members at this time. The website is **CanyonRidgeSpringsforum.com**

- New Business

Seal Coat Montana Ridge Pass – Integrity presented a bid of \$12,477.00 to do a two (2) coat process. This bid will be decided after the annual meeting by the 2025 Board.

Road Patch is the same as seal coat above

Wash out on Montana Spring Drive/Montana Springs Drive: Jay Dodd bid \$6190.00 to use concrete and bull rock to correct the problem. This will be decided by the 2025 Board after the annual meeting.

Weed Kill: Tim Parker sprayed 6" on the sides of the road for \$1800.00. This is done to prevent weeds from growing under and into the roadway.

Mowing Contracts: Dave Oswald had requested and received three (3) bids for lawn maintenance. Two of the bids were the same and one was more expensive. A motion was made by Jeff Miller and seconded by Jim Cook, Member at Large, to remain with RCL Lawncare at \$550.00 per month for twelve (12) months.

Annual Meeting: The Notice of Meeting and The Meeting Agenda will be emailed on Friday, December 13, 2024. The Treasurer Assessment Invoices, Official Ballot and bios of all nominees will be mailed on Friday, December 13, 2024 with a return envelope enclosed. The annual meeting will be held on January 18, 2025 at 1:00 P.M. at The LaQuinta Inn in Marble Falls.

Update on Owner's Contact List: Vice President/Webmaster Jeff Miller will be updating the list and sending out the new list. Going forward, a new list will be sent out every three months.

Walking/Running: If you are walking or running at dusk/dark, please wear reflective clothing. We do not have street lights out here so it is difficult for drivers to see someone on the side of the road. **MAKE YOURSELF VISIBLE!!!!**

- The next meeting will be the annual meeting on January 18, 2025.
- Adjourn: Vice President Jeff made a motion and Jim Cook, Member at Large, seconded to adjourn. The motion was approved.