

**CANYON RIDGE SPRINGS PHASE ONE
PROPERTY OWNERS' ASSOCIATION. INC.
MEETING MINUTES
BOARD OF DIRECTORS
WEDNESDAY, APRIL 9, 2025
6:00 P.M. AT 29909 MONTANA RIDGE PASS**

- Call to order – The meeting was called to order by President, Larry Wright at 6:03 p.m.
- Board Members Attending: Larry Wright, Marc Bone, Elaine Sorsby
- Board Members Absent: Jeff Miller, Shelly Knapp
- Others Attending: Donna Wright, Mike Pfister, Dave Buddenbaum
- Proof of Meeting Notice – The agenda was posted on the community bulletin board, CRS Website, and emailed to all property owners.
- Approval of March 12, 2025 Meeting Minutes. After a review of the March 12, 2025 meeting minutes, Marc Bone moved to approve and Larry Wright 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** (Chair of Picnic Committee) asked if the budget for the picnic is still \$500. Answer – yes. Email will be going out shortly for any additional volunteers. Picnic tables at the pavilion need freshening up – one in particular needs repair so it can be used for people, not just drinks. Donna will work with Mike & Dave to fix wobbly table.
 - **Side note during Public Input** – there have been requests for a bench at the corner of Montana Creek Crossing & Montana Springs Drive . Larry checked with the Appletons (it would be on their property) and they were fine with putting a bench there.
- Committee Reports
 - Treasurer – Elaine Sorsby read Shelly Knapp's Treasurer's report from the email she sent. A hard copy of this report is in the files. Email also included all the monthly financial reports. Here is what her report said:
 - Treasurer Notes
 - Shelly Knapp
 - Budget is balanced through 3/25

- Wanted to let everyone know where we stand with the payment of 2025 POA dues as of today. We have received payment from 80 of the 81 property owners. The paid owners represent 99% of all lots
 - Taxes were completed with Liberty Hill Bookkeeping & Tax Services and paid
- ARC - Lots to report
 - Frank Sulzbach house sold. New owner doing some renovations before moving in.
 - Lot 56 – negotiations ongoing for variance request. Waiting for site plan of house.
 - Lot 56 – owner ready to send plans to ARC.
 - Lot 60 – house plans approved by ARC.
 - Lot 76 – ARC reviewing house plans. Tight lot with lots of easements. Project worst case they will need a 5’ variance – this can be solved by moving the garage. Once all this is lined up, the potential buyer will buy the lot.
 - Lot 93 – Construction moving right along. Will be a nice addition to the neighborhood. Target completion date end of April.
- Infrastructure – Dave Oswald is out of town, so Larry Wright reported.
 - The grass guy will be back out to spray edge of road again – probably in early May – once grass has greened up again.
 - New rails for fence at front entry were completed. Marc Bone & Larry Wright went to Ingram to purchase & pick up rails. Good volunteer turn out for cutting & installation.
 - Front entry security cameras are in place and operating – both day and night cameras. Taking good pictures of cars – need to fine tune pictures of license plates – working on that. Jeff Miller posted a sign that security cameras are being used.
- Old Business
 - Annual neighborhood garage sale – Elaine Sorsby will send out homeowner survey after Easter.
 - Cedar rails installation at front entry – thanks and possible recognition? – Thanks and recognition handled through neighborhood email.
 - Elaine Sorsby to get replacement Montana Springs Drive sign for front entry after Easter.

- New Business
 - Possible change of banks for POA bank account – Investigate for checking & savings accounts only – CDs at Austin Telco. Need easy online banking. PNC in Marble Falls doesn't have good service. Current bank – Wells Fargo – everything seems to be a hassle – not super dependable. Can't move to Austin Telco – would put us over banking insurance limit. R Bank in Bertram would be a good option. Would be good to have both banks in Marble Falls, but Bertram is at least closer. Shelly Knapp, Treasurer and Elaine Sorsby to investigate options in Marble Falls – regional banks.
 - Street coating – Montana Ridge Pass – Time to coat (and possibly seal) Montana Ridge Pass. Needs to happen every 5 – 6 years. Slows down degradation of road. You seal one side of the road, wait 24 hours, then do the other side. Quote from Integrity Paving for sealing +/- \$12,000. Elaine Sorsby moved to move forward with Integrity Paving. Marc Bone seconded. The motion passed. Larry Wright to contact them to get on their schedule.
 - Motion to Adjourn – Marc Bone moved to adjourn. Elaine Sorsby seconded the motion. Motion carried. __Meeting adjourned at 6:42 p.m.____.