

CANYON RIDGE SPRINGS PHASE ONE
PROPERTY OWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
WEDNESDAY, JULY 10, 2024 @ 6:00 P.M.
29909 MONTANA RIDGE PASS

- **Meeting** was called to order by President Larry Wright at 6:06 P.M.
- **Attending:**
President Larry Wright
Vice President Jeff Miller
Treasurer Marc Bone
Secretary Linda Rose
Member at Large Jim Cook (by Zoom)
- **Others Attending**
Al Garcia
Mike Pfister
John Lunceford
Dave Oswald
Kathy Stockton
Carl Rose
- **Meeting Notice** was posted at the community bulletin board, the website and emailed to each lot owner
- **A motion** was made and seconded to approve the meeting minutes for June 12, 2024.
- **Public Input**
Per request from Chris & Adrienne Cowan and Jill & Joe Hubbert, the Board will review the By-Laws and CCR's on allowing residents to have chickens. The Board will request input from the Cowan's and Hubbert's for planning to have chickens such as number, must be caged, no roosters, size of area to house chickens, variance request and approval by the Board and enforcement. Jim Cook is to visit with his neighbors for more information for the Board.
Also, per request from the Cowan's, the Board discussed lowering the annual dues back to \$375 and considering small discounts for members with multiple lots:

Due to upcoming unbudgeted repairs, the Board decided to maintain the current dues of \$500 annually for each lot.

Michael Jrab was unable to attend the meeting and requested that the deteriorating asphalt be included on next month agenda.

- **Committee Reports**

Treasurer Report -Marc Bone combined two reports, Profit & Loss Budget Performance, to show total assets of \$198,432.56 and total liabilities of \$659.09. Past due **accounts will be charged a \$50.00 late fee to cover** expenses. A certified collection letter will be sent.

- **ARC Report**

Mike Pfister indicated there have been no new request in May or June.

- **Infrastructure Committee**

Larry Wright and Carl Rose will program all the new gate FOBs. Several of the new FOBs have been requested by lot owners and new residents.

A new cover was purchased and placed on the front gate mechanical parts. The old one was crushed when the exit gate was knocked off the track.

- **Old Business**

Treasurer Marc Bone indicated the **Wells Fargo** checking and savings account have been changed over to the correct account title and signers. Larry Wright, Marc Bone and Linda Rose need to sign on Safe Deposit Box.

Marc has been trying to make contact with someone at **Austin Teleco** so that accounts there can be updated.

Treasurer's Audit

Marc Bone provided the Board with information from the State of Texas and our POA current CCR's & By-laws that show we are not required to have an annual Treasurer's audit. Going forward, Marc will provide the Board a copy of the bank statements when sending Treasurer's report monthly.

- **Resurface Cow Creek**

Kathy Stockton had previously provided a response from the County Commissioner Billy Wall that was emailed to all property owners. Kathy also stated that anyone wanting to go to the commissioner's court meeting would have three minutes to say anything they want.

- **Access Road for Lots 89 & 90**

Access road for lots 89 & 90 has been completed and Jay Dodd has been paid \$7500.00. Larry Wright had gotten a bid from Tim Parker for killing the grass on the access road twice a year at \$550.00 for each treatment. The Board will get additional bids and add for next year's budget.

- **New Business**

Montana Springs Road Repair -Larry Wright has bids from Alpha Paving and Integrity Paving and is waiting on a bid from Heinz Paving. A decision will be made at the August meeting.

- **Update Directory** – Jeff Miller will send out updated copies of the directory every six months.
- **Welcome Package** – Jeff Miller will send out the Welcome Package to all new lot owners when he receives information sheet from Marc Bone
- **Grass Kill for sides of road**
Larry Wright has received a bid from Tim Parker to spray 6” on the sides of the road to kill the grass at \$1845.00. The first spray could be in October and is guaranteed for one year. Board wants to get additional bids and add to 2025 budget.
- **Mailbox Trash Can**
The trash can at the mailbox was full of undelivered sales papers, brochures for addresses on Hwy 1174, 1431 and Cow Creek. It was attempted to contact Marble Falls post office but never got an answer. A motion was made and seconded to cover and seal the trash can with a stone top.
- **Next Meeting** will be August 14, 2024 at 29601 Montana Springs Dr.
- **Motion to adjourn** was made and seconded.

Respectively submitted,
Linda Rose, Secretary