

**CANYON RIDGE SPRINGS PHASE ONE
PROPERTY OWNERS' ASSOCIATION. INC.
MEETING MINUTES – 2026 ANNUAL MEETING OF MEMBERS
SATURDAY, JANUARY 17, 2026 1:00 P.M.
LA QUINTA - 501 WEST 2147, MARBLE FALLS, TX 78654**

- Call to order – The meeting was called to order by Larry Wright at 1:00 p.m.
- Opening remarks: Larry Wright welcomed everyone to the meeting.
- Roll Call – Larry Wright noted that there was a quorum present for the meeting. Final attendance (determined after the meeting) was 42 property owners representing 31 lots.
- Proof of Meeting Notice – The agenda was posted on the community bulletin board, CRS Website, and emailed to all property owners.
- Review & Approval of Annual Meeting Minutes: Barb Rickert moved that the minutes from the 2025 Annual POA meeting be approved as written. Dave Oswald seconded the motion and the 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.**
 - **Jan Porter** noted that the home currently being built on Montana Springs Drive did not have a porta potty on site. Also the construction trash bin is overflowing and the walls are coming off. It needs to be emptied and shored up.
 - **Jeff Porter** commented that there appears to be an increase in trailers and RVs in front of and next to homes – not in compliance with existing CCRs. If not going to enforce the CCRs, then we should change them. He noted that trailers & RVs are to be behind the home or obstructed from view by an approved fence. He further noted that working on vehicles is not in compliance with the CCRs. Later in the meeting Jeff reminded that Texas state law stipulates that family members cannot serve on the POA board and ARC at the same time.
 - **Kathy Stockton** shared with the POA that Burnet County provides a free service – Property Fraud Alert – which monitors against things filed against your property. Travis County does not have a comparable program, but is working on it. Kathy will share the specific information with the POA via email. Kathy also shared that there is an upcoming election for Burnet County Judge. On February 3rd, there will be a public forum with the two candidates – the Daily Tribune will be moderating. Neither candidate lives in Precinct 4 which is good – Precinct 4 seems to get an oversized share of county money – so it would be good to have a County Judge without Precinct 4 ties. Kathy encouraged neighbors to attend the forum.
 - **Ron Stearns** asked if the neighborhood is doing anything to encourage Travis County to fix / replace the low water bridge that is still out over Cow Creek. He feels that it depreciates

property values and is also a safety risk. Chris Craft commented that he had been in touch with Travis County and that engineering plans were being finalized for the bridge and that construction should begin as soon as the engineering is done. Lewis Knapp commented that he had emailed several times without reply. Richard Mathias offered to call Travis County to see if he could expedite the process.

- Reports of officers & Board of Directors – Larry Wright commented that this would be his last meeting as President of the Board – a position he has served in off and on for many years! He thanked all of the volunteers, committee chairs and members for supporting him, the board and the neighborhood. He commented that Jeff Miller, outgoing Vice-President, would continue to serve as a technology adviser.

Marc Bone took a moment to thank Larry Wright for his many years of service to the neighborhood.

- Overview of CRS & Call for Volunteers – Larry Wright commented that 2025 was full of volunteer work in our neighborhood – the park clean up after the flood, helping neighbors who were affected quite adversely by the flood, hauling off metal debris, burning burnable debris, and the clean up of culverts in the near future. Larry especially thanked committee chairmen Dave Oswald (Infrastructure), Mike Pfister (ARC), and John Lunceford (Nominations). Larry commented that we only had two volunteer candidates (luckily well qualified) for the two vacant board positions and encouraged everyone to volunteer for committees and board positions in the future. Volunteer forms are available on the sign in table.
- 2026 Budget Review – Treasurer, Shelly Knapp, went over the 2026 budget with a handout for members. Total cash at the end of the period was \$140,581.55 and total assets were \$175,056.56. The 2026 budget was presented and discussed. Complete report is attached and was emailed to all POA members and available at the meeting. A motion was made and seconded to approve the 2026 budget. Motion carried.
- Consideration of Adequacy of Reserves (Shelly Knapp) – Cash reserves are adequate for responsible repairs in 2026. Wayne Stephens inquired if money was allotted to maintain the road to his lots. Marc Bone replied yes.
- Reports from Committees
 - Architectural Review Committee – Mike Pfister reported the following activity by the ARC during 2025 (copy of his report attached to minutes):

- January 2025:
Lot #71: Approved fence and portable building.
 - February 2025:
Lot #30: Approved screen fencing.
 - March 2025:
Lot #60: Approved plans for new house build.
 - May 2025:
Lot #57: Approved plans for new house build.
 - September 2025:
Lot #18: Approved Conservatory addition.
- Infrastructure Committee: Dave Oswald reported the following activity by the Infrastructure Committee during 2025 (copy of his report attached to minutes):

2025 was a busy year for the community, the following is a list of things that required attention from the Infrastructure committee and the community at large.

- Road Maintenance
 1. Montana Ridge Pass - Sealed
 2. Montana Springs Dr - Sealed
 3. Montana Springs Cove - Sealed
 4. Bull Rock installed at Montana Creek Crossing to prevent damage from Garbage Trucks.
 5. Weed control implemented twice for road leading to lots 88,89,90
 6. Culverts Cleaned out after Flood
 7. Road Patched at the top of Montana Springs Drive.

- Miscellaneous
 1. Park Cleaned after flood.
 2. Fencing repaired after flood.
 3. Memorial Plaque installed renaming the park after flood.
 4. Rock beds repaired at front gate after flood.
 5. Cameras implemented at the Entry Gate.
 6. Weeds and brush cleaned beneath the Large oak west of entry gate.

7. Watering schedule fixed at front entrance.
8. Solar light at Mail Boxes repaired.
9. Lawn maintenance went out for bid at beginning of the year.

- Nominating Committee: John Lunceford reported that he had worked with the Treasurer and Secretary to nominee forms out to POA members and prepare for election (which ended up not being required). He encouraged neighbors to participate and volunteer in the neighborhood – that the rewards are many.
- Website / Community Forum: Jeff Miller reported that the Community Forum started earlier this year really has not been utilized for information sharing in the neighborhood. It will be an action item at the February meeting to determine whether it will continue or not.
- Unfinished Business – *No unfinished business.*
- New Business – *No new business.*
- Election of New Board of Directors: Larry Wright reported that we had two good candidates to fill the two positions being vacated by him and Jeff Miller. Those candidates are Donna Wright and John Lunceford. Dave Oswald moved that these two candidates be elected by acclamation. Richard Mathias seconded the motion and it passed. Larry Wright reminded everyone that the new board would then meet and decide who would fill which roll on the board.
- Adjournment - Motion to Adjourn – Linda Rose moved to adjourn. Lynda Wright seconded the motion. Motion carried. Meeting adjourned at 1:53 p.m.