

CANYON RIDGE SPRINGS PHASE I
PROPERTY OWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
WEDNESDAY, JUNE 12, 2024 @ 6:00 P.M.
29812 MONTANA SPRINGS CV.

- Meeting was called to order by President Larry Wright at 6:02 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:

John Lunceford

Kathy Stockton

Dave Oswald

Dianne Bone

Mike Pfister

Carl Rose
- Meeting notice was posted on the community bulletin board, the website and emailed to all lot owners
- A motion was made and seconded to approve the minutes of the May 8, 2024 meeting
- **Public Input** – Dave Oswald asked if a solar backup would be an option for the front gate. There is currently a battery backup. Solar backup is not an option for this model.
- **Committee Reports**

Treasurer's Report – Marc Bone presented the Treasurer's report stating that as of May 31, 2024, total assets were \$225,787.74 and liabilities of \$1517.29.

- **ARC Report** – Chairman Mike Pfister stated there have been no new request to the ARC in May 2024. Approval of house plans was given to Michael Jrab on May 23, 2024. The committee has been in contact with Chris Craft about their septic system. They were reminded to contact Burnet County about placement and approval of their septic. The ARC will be kept in the loop on plans.
- **Infrastructure Committee** – Chairman Carl Rose presented the report. A new wireless key pad has been installed solving the immediate problem. The chain on the exit gate had come off from a broken bolt. Carl was able to untangle it and get it back on without any cost. A new cover for the exit gate mechanism has been delayed until next year since it is not in the budget for this year. The street sign at the corner of Montana Springs Dr and Montana Crossing has been reinstalled. It was knocked off by high winds. The corner of that same intersection has been trimmed making visibility better for incoming traffic and walkers.

- **Old Business**

Financial Institution Update – Marc Bone stated that there is an appointment with Wells Fargo on Friday, June 14, 2024 to update information and signers on the checking, savings and safe deposit box accounts. Larry Wright, Marc Bone, Linda Rose and John Lunceford will attend that meeting.

Treasurer's Audit – After discussion, it was decided that Marc Bone will contact a Certified Public Accountant to conduct the Treasurer's audit. Mike Pfister will provide some contacts to Marc.

Treasurer Record Retention – Marc Bone indicated that, according to the State of Texas, IRS reports must be maintained for seven (7) years and contracts longer than one (1) year would be retained. Previous records will be gone through to see what can be scanned and then destroyed.

Errors and Omission Insurance – Marc Bone contacted our current insurance agent and it was determined that our current policy would cover exception so no additional insurance is needed.

Resurface Cow Creek – Kathy Stockton has diligently researched process of talking to Burnet County Commissioners. She has sent a video, pictures and map to the Burnet County coordinator. She has a list of Mountain Creek home owners and may send them a letter informing them of our intention, hoping they will join us. Safety will be stressed

considering how much traffic has increased with not only home owners but tourist. The Commissioners meeting is June 28, 2024 at 9:00 a.m. and all are encouraged to attend.

Lots 89 & 90 access update- Larry Wright has contacted two companies for bids on completing the access road that wasn't completed by the first company, There is still 370' to be completed. One company wanted \$24000.00 and Jay Dodd will finish for \$7500.00. A motion was made and seconded to hire Jay Dodd to complete the access road.

Front Gate Cedar Rails – Jack Ward had counted and measured all the rails to be replaced at the front gate. He had contacted a business in Lampasas that had been used before. They did not have the rails we needed so he contacted a company in Johnson City but the cost per rail is \$60.00. Since the cost is not in the 2024 budget, it was decided to hold off until next year.

- **New Business**

RCL Contract - let the current contract run out and review for next year

Integrity Contract – in the budget for next year

Realignment of Board Member Responsibilities – After discussion of all the items the Treasurer currently does, it was decided that Jeff Miller, Vice President, will handle all communications forwarded by Marc Bone to new lot owners including updating contact information and directory.

Road Repair – The hill on Montan Springs Dr. as a pot hole that needs to be fixed. Larry Wright has talked to Integrity and Alpha paving. Integrity will do for \$7000.00 plus and Alpha Paving will fix it for \$5500.00. A motion was made and seconded for Larry Wright to contact Alpha Paving for a contract not to exceed \$7500.00.

The next meeting will be held at Larry Wright's house, 29909 Montana Ridge Pass, on July 10, 2024 at 6:00 p.m.

A motion was made and seconded to adjourn.

Respectively submitted,

Linda Rose, Secretary

