

CANYON RIDGE SPRINGS PHASE ONE
PROPERTY OWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
WEDNESDAY, AUGUST 14, 2024
6:00 P.M. AT 29601 MONTANA RIDGE PASS

- **Call to order:** The meeting was called to order by President Larry Wright at 6:00 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

Donna Wright

Al Garcia

Michael Jrab

Kathy Stockton

Dave Oswald

Dave Buddenbaum

Carl Rose

Charity Miller

Dub Sorsby

- **Meeting Notice** was posted on the community bulletin board, post on the website and emailed to each lot owner.
- **Approval of July 10, 2024 minutes and July 15, 2024 special meeting minutes**

A motion was made and seconded to approve the minutes of the July 10th meeting and the July 15th Special meeting.

- **Public Input**

Michael Jrab did a presentation on the crumbling asphalt on the edges of Montana Creek Crossing. Asphalt thickness for a **residential street should be 4"**. Some of the edges are worn down to ½". Also, discussed the application of the sealcoating done by Integrity on February 21, 2024, showing the applicator spraying the coating at a high elevation allowing the product to be blown away in the wind. This is a water-soluble product. It was also brought to our attention that half of Montana Ridge Pass was done and then it rained washing the product away. From this discussion, it was decided that the infrastructure committee will begin researching other possible companies and solutions. **This is an important concern for the entire community considering the potential cost.**

There is also a \$1650.00 road fund charge for new lot owners beginning to build. This charge was put in place several years ago with an increase of 10% per year. Lot Owners before the charge was initiated were grandfathered. Marc Bone is going to check who is subject to this charge.

- **Committee Reports**

Treasurer: Marc Bone presented the Treasurer's report, showing Total Current Assets of \$190,064.01 and Total Liabilities of \$652.34

The Board will begin gathering information next month for the 2025 budget. Actual work will not take place until October. The approval of the budget will be at the annual meeting in January 2025.

ARC: Dave Buddenbaum presented the ARC report. The committee had approved a request from Jim Cook to extend his current fence.

Infrastructure: Carl Rose presented the committee report stating that someone had turned off the power to both gates this week. This seems to be a recurring issue so the Board has decided to install cameras so we can find out who or what is messing with the gates. The gates are a large expense for our community. There is also an issue with programming new remotes to the gate. Instructions are currently not working and

several gate companies have been contacted but there is either no response or they are not interested in coming out here. Jeff Miller is going to contact someone he knows. Jim Cook also suggested Carl look at Dakota **Austin Telco**: Marc Bone has updated and signed new signature cards. Larry Wright, Linda Rose and Jeff Miller need to sign documents and will do so next week.

Montana Springs Drive Road Repair: Larry Wright has gotten three bids to do the work. Integrity Paving was \$8277.00 and Hinds was 12880.00. Alpha paving was discarded. Given that Integrity has repaired this area twice before the Board is leaning toward Hinds after Larry contacts them with a few more questions.

New Business

Road weed kill: Larry Wright has gotten two bids for spraying 6"-12" on the sides of the roads to kill the grass. This is done to keep the grass from growing under the asphalt and in the cracks. The first bid is from Tim Parker for a one-time spray with a one-year guarantee for \$1845.00. The second bid is from RCL Lawncare for \$900.00 and no guarantee. A motion was made and seconded to have RCL spray this year.

Treatment for stickers in the Park: Due to the cost of spraying the park, it was decided to ask RCL to bag the grass when mowing so that sticker seeds aren't spread. Next year the Board will review spraying.

Annual Picnic: Jim Cook and his company has decided to sponsor the annual Canyon Ridge Springs picnic this year. Jim will contact the picnic committee, Elaine Sorsby, Betsy Sadler, Channyce Havrda, to detail what his company will do. The picnic will be held in October.

Nominating Committee: A letter will be sent out requesting volunteers. At least two Board members must live in the neighborhood full time.

Insurance Renewal: Marc Bone has requested our insurance agent to do a review of our current policy that will be up for renewal next month,

Community Forum: Jeff Miller and Kathy Stockton are going to work together to create a forum for community use only on the website.

Firewise contact: Al Garcia emailed me an updated contact person at Texas A&M Forest Service. This will be placed in the file.

The next meeting will be held on September 11, 2024 at 29805 Montana Springs Cove at 6:00 P.M.

A motion was made and seconded to adjourn.

Respectively submitted,

Linda Rose, Secretary