

**CANYON RIDGE SPRINGS PHASE ONE
PROPERTY OWNERS' ASSOCIATION. INC.
MEETING MINUTES
BOARD OF DIRECTORS
WEDNESDAY, NOVEMBER 12, 2025
6:00 P.M. AT 29909 MONTANA RIDGE PASS**

- Call to order – The meeting was called to order by President, Larry Wright at 6:00 p.m.
- Board Members Attending: Larry Wright, Jeff Miller, Shelly Knapp, Marc Bone & Elaine Sorsby
- Board Members Absent: None
- Others Attending: Mike Jrab, Dave Buddenbaum, John Lunceford, Lynda Wright, Jim Cook, Dave Oswald, Kathy Stockton
- Proof of Meeting Notice – The agenda was posted on the community bulletin board, CRS Website, and emailed to all property owners.
- Approval of October 8, 2025 meeting minutes, Marc Bone moved to approve and Jeff Miller 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.**

No Public Input

- Committee Reports
 - Treasurer –
 - All adjustments suggested at October meeting have been made to proposed 2026 budget – these were double checked during meeting.
 - A new CD has been taken out at Austin Telco for \$21,757.28.
 - Discussion took place during both the Treasurer's report and Old Business (Evaluation of plan for road maintenance and repair) about how much money do we have set aside for road repair/maintenance and where does that show up in our financial statements. Marc Bone commented that the approximate \$131,000 we have in CDs with Austin Telco is for road repair & maintenance/capital improvements. John Lunceford, Marc Bone and Shelly Knapp will work together by the December, 2025 special board meeting to get that reflected accurately in our financial documents.
 - They will also take a close look at the annual POA assessment bills to make sure they accurately reflect how much of the annual assessment goes into the operating budget and how much goes into the road repair, etc. account.

- ARC - no new business. There is old business.
- Infrastructure – Dave Oswald wanted to send kudos out to Bonnie Safarick and Rick Rabun for the seasonal clean up of the front entry beds. Dave Oswald and Kathy Stockton replenished the rock in and around the beds (rock courtesy of John Lunceford) and refastened weed fabric. Dave also reported that we need two more border stones – must have floated away in the flood.

Dave is still going to check all sprinkler heads and turn off water to sprinkler system right before first predicted hard freeze. Thanks to all the infrastructure volunteers.

- Old Business

- Review & Approval of 2026 Operating Budget for presentation at 2026 Annual Meeting – final review and approval of 2026 Operating Budget (for presentation at 2026 Annual Meeting) will take place at Special Board meeting on December 2, 2025.
- Post - Annual Picnic Report – Elaine Sorsby reported information sent to her by Donna Wright, Picnic Chair. 59 people RSVP'd / 73 attended. We were happy to have Cecilia Phillips (widow of Mike Phillips MFVFD Chief) and many members of the Marble Falls Volunteer Fire Department in attendance. There are pictures posted on the neighborhood Facebook page and on the website. The MFVFD also posted pictures on their Facebook page and expressed their thanks for the park dedication and the picnic.
- Update on preparations for 2026 POA Annual Meeting (Jan. 17, 2026) – meeting room, nominations, mail-outs, etc.
- Elaine Sorsby gave the following update & timeline:
 - 11/8/25 – Email went out to POA members including a letter from Larry asking for nominations / volunteers, the form for nominations and the form for volunteers.
 - 12/7/25 – Board nominations are due. (Committee volunteers may send in or bring to annual meeting – no advance deadline required.)
 - Before 12/12/25 – Prepare POA annual bills (Treasurer), print POA member address labels, print POA return address labels, print board position nominees and biographies, stuff envelopes for mailing.

- 12/12/25 target (latest 12/17/25) – mail all of the above forms to POA members.
- By 1/7/26 – Recruit greeters for annual meeting, recruit ballot counters for annual meeting, get ballot counting sheets prepared, touch base with hotel on meeting set-up details.
- Update on road to lots 89 & 90. – Larry Wright reported that the required road maintenance was done within a few days of the October meeting by David Deutsch Enterprises for around \$2,200 (much less than authorized by board vote – thanks, Larry Wright!). Contractor filled in the washed out areas, got rid of weeds, compacted the road and watered down.
- Update on proposal to increase the minimum square footage required for homes being built in the neighborhood. After discussion, the decision was made to step back from this proposal for now as it doesn't have to be handled at the annual meeting. We will also look at requiring certain check point inspections of homes being built with the homeowner acting as general contractor.
- Evaluation of plan for road maintenance and repair:
 - Road fund – what is the exact amount dedicated specifically to road repair? – See information in Treasurer's report section.
 - Montana Springs Drive Repairs – Re-evaluate decision from October, 2025 meeting in light of current, reduced-price offer from Integrity Paving.
 - The following information was discussed: At the last board meeting, it was decided to spread the resurfacing of Montana Springs Drive – 1/3, 1/3, 1/3 over the next three years.
 - Then, Mike Jrab received a letter from Integrity Paving offering a 15% discount if we would do the work right away.
 - Because of that offer, Mike walked the entirety of Montana Springs Drive with each company representative and got three bids from paving companies showing both the 1/3 per year bid and an "all at once" bid – plus two options (just spray coating vs. squeegee coating that battles asphalt porosity better).
 - Integrity Paving's bid was by far the lowest bid.
 - Discussion followed about the various methods and the fact that this expenditure is outside of the 2025 budgeted amount. Jeff Miller moved to grant the work to Integrity Paving – using the squeegee method and doing the length of Montana Springs Drive – dependent upon receipt of a formal contract reflecting the same prices as quoted. Larry Wright seconded the motion and it passed.

- Culvert Clean Up after July flood – Need to set date and method for brush & debris clean up from neighborhood culverts. (Infrastructure committee) Dave Oswald will work with the Infrastructure committee to set a date and get the culverts cleaned up.

- Need to get timeline for completion of two neighborhood new home construction projects. (ARC). Neighborhood CCRs require new home construction be completed within one year. There are currently two houses under construction in the neighborhood (Montana Springs Drive & Montana Springs Cove) and the ARC needs to be in touch with the owners to make sure they adhere to that timeline. Discussion of the status of both houses followed. The Montana Springs Drive house is a build by owner house, while the owner of the Montana Springs Cove house is using a builder. It was noted in the discussion that standard procedure with a builder working with an owner is to have third party inspections at certain check points. There is no such requirement mandated if the owner is also the builder. The board will look at adding certain inspection requirements for owner/ builders to our CCRs for presentation for future approval by the POA.
 - Mike Pfister will contact both homeowners soon to check on their building schedule.

- New Business
 - Keep Cow Creek Beautiful volunteer trash pick up day (Dave Oswald) – Dave Oswald and Kathy Stockton walk Cow Creek Road frequently and often pick up trash along the way. They have noted an increase in trash along the road since the July 4th flood and subsequent increased traffic. Dave reported that they are going to organize a volunteer day to walk all of Cow Creek Road (hopefully!) to pick up trash and recyclables along the way. Bonnie Safarick has volunteered to take care of anything picked up that could be recycled. This volunteer day will require volunteers and golf carts / trucks. Dave & Kathy will send out the email along with a sign up sheet.

- Motion to Adjourn – Elaine Sorsby moved to adjourn. Jeff Miller seconded the motion. Motion carried. __ Meeting adjourned at 7:41 p.m.