

**CANYON RIDGE SPRINGS PHASE ONE
PROPERTY OWNERS' ASSOCIATION. INC.
MEETING MINUTES - BOARD OF DIRECTORS
WEDNESDAY, SEPTEMBER 9, 2026
6:00 P.M. AT 29804 MONTANA SPRINGS COVE**

- Call to order – The meeting was called to order by President, John Lunceford, at 6:00 p.m.
- Board Members Attending: John Lunceford, Shelly Knapp, Elaine Sorsby, Marc Bone
- Board Members Absent: Donna Wright
- Others Attending: Mike Jrab, Linda & Carl Rose, Mike Pfister, Kathy Stockton & Dave Oswald, Larry Wright, Lewis Knapp, Winnie Rankey, Dave Buddenbaum, Lisa & Keith Lyons, Richard Cornett
- Proof of Meeting Notice – The agenda was posted on the community bulletin board, CRS Website, and emailed to all property owners.
- Approval of August 12, 2026, Board meeting minutes. John Lunceford moved to approve and Shelly Knapp 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.**
 - **Larry Wright** suggested that the Board present CCR and Bylaw changes to the POA for a vote on more of an “as needed” basis, as they come up, rather than waiting and presenting a number of changes all at once or waiting until near the annual meeting to vote. It was noted that such votes can be taken at any time, and, per Texas Property Law, can be done electronically. Larry asked that the Board consider doing so.
- Committee Reports
 - Treasurer – Shelly Knapp reported that we currently have \$116,999.23 in capital improvement funds – including a recent CD investment at Austin Telco (\$39,781.09 at 3.8% for five years). She reported that the operating account is currently at \$71,181.94 (some in cash, some in CDs with Austin Telco). Shelly reported that we have had \$2,000 in lot resale income so far in 2026.

Richard Cornett inquired about keeping up with changing value of CDs as interest rates changed. Shelly and John Lunceford confirmed that we do, indeed, watch that, and close CDs and reinvest when it is profitable to do so.

Shelly reported that we are in a good budget vs. actual position at this time and should be at the end of the year.

John and Shelly reported that the 2025 income tax documents have been finalized on our end and sent to the tax company for filing (we had an extension through mid-October 2026).

John Lunceford described some accounting fine tuning that he has done recently to make our financial books clearer.

- ARC – Mike Pfister reported that, after a “summer break”, things have picked up with the ARC committee. Lot 100 has submitted house plans for approval – they look good but have not been approved yet (waiting on some plats). The owner of Lot 100 must work out a situation with the owner of Lot 101 to come across an edge of his property for the Lot 100 driveway. This is a matter between the two lot owners. Mike Pfister suggested to them that they draw up an agreement and file with the county.

Dave Buddenbaum (also on the ARC committee) reported that, like Lots 88, 89, & 90, Lots 100, 101, 102, & 103 have a documented agreement with the POA that the access easement to those lots will be kept up by the POA. He had a copy of the documents on hand. Dave reported that that easement area over all looks pretty good – needs weeds and brush clearing. He also said that this is not an issue right now – just wanted to bring it to the Board’s attention.

Mike Pfister reported that Lot 75 has submitted plans for a swimming pool. The plans look good – all easements are good – plans have been approved. Mike added that currently, the CCRs do not include any specific requirements for a couple of areas associated with pool installation. He would like to suggest including the following: 1) Require bringing in outside water for the initial filling of the pool to protect our neighborhood water supply. 2) Encourage safety fencing around the pools.

Mike added that the ARC has begun implementing online documentation of ARC business. Elaine Sorsby added information that Donna Wright (currently out of town) sent about this topic: She has found that Google Drive has a scan feature that is a cost-effective way to scan documents and save as PDFs to a designated file

- Infrastructure – Dave Oswald reported that the water system at the front entrance has been repaired and scheduled to only water on Tuesdays. He checked on Tuesday, and it was running. If a neighbor sees it running on another day, please take a photo and send it to Dave. The most recent water bill seemed very high. Dave pointed out that recent water bills had been very low because the system was not running! Water bill should improve with only one watering session per week. Dave commented that the pressure in the system is very high – water going out onto the road. Dave Oswald and Dave Buddenbaum will try to reduce the pressure for more efficient watering. Dave is also planning to map out the irrigation system to have on hand for current and future use. Dave also said that he will look at the leak in the flower bed between the two gates the next time he goes down there. He thinks reducing the system

pressure might stop the leak. He thinks we should consider shutting off and winterizing the system at the appropriate time.

Dave Oswald thanked Dave Buddenbaum & Mike Pfister for fixing the chain on the front entry gate – removing some links and adding a master link which will make repairs easier in the future. He added that the front gate camera designated to pick up license plates has been fixed. There is a problem with how the camera attaches to the mount. John Lunceford will check to see that the camera is properly directed.

Dave Oswald commented on the POA obligation to maintain access easements. We must do it, but at some point, he feels it will take more than a volunteer group working on the access.

- Bylaws Review – Elaine Sorsby commented that she has nothing to add at this time from her work (changes to CCRs and/or Bylaws due to Texas Property Law changes). Bylaw Review committee meeting set for Monday, September 28th, 6:00 p.m. at John Lunceford's house.

- Old Business

- Irrigation sprinklers at front entrance – update – See information in Infrastructure Committee report.
- Park Pavillion – update: Lunceford reported that he had gone down to the pavilion to check on the fans and lighting. One fan fell and was removed by Carl Rose (wires capped). The fans look nice but are too high to be useful. He said we have several options: take all fans down and cap wires, rearrange remaining fans to look better, leave as is, replace all three fans (guesstimate \$1500). Dave Oswald commented to get rid of fans, but we need functioning lights. No decision was made. Shelly Knapp volunteered to investigate costs of various options (including taking fans down) and replacing all lights with LED lights. Ron Rankey (licensed electrician) told her he would do the work – to be determined.
- Archiving ARC Information – update: See comments in ARC committee report.
- Water leak on Montana Creek Crossing – update: THE LEAK IS FIXED! John Lunceford commented that he was told by Aqua that he would be informed when a work crew was scheduled to do the work. He was not – just happened upon the men, with backhoe, doing the repair. Mike Pfister commented that when the leak first started, water was coming out of the middle of the road. Two sections of the road show damage. This should be Aqua's responsibility and expense to repair the road.
 - The above discussion lead into a discussion of the recent water stoppages and low water pressure experienced by some homeowners. Aqua is doing a poor job of responding to customer reports of water problems, no notification of when repairs are supposedly finished

and water should be back on, no feedback once a complaint is filed – in general, very poor or no communication from Aqua / their customer service representatives. Larry Black has historically been a very good contact and very helpful – but he isn't even assigned to our neighborhood anymore. Our status (as of Wednesday, September 9th) is that water to the neighborhood is currently being provided only from Well #2 (highest well – located on Lot #104. Well #1 is currently not operational – a variety of work has been done on the well. John Lunceford suspects that the latest problem could be that the control box is not communicating with the rest of the well equipment. There appears to be a staffing or organizational problem as it seems there is no back-up when our Aqua technician is off work – not okay. Mike Jrab added that it appears the water pressure has been reduced to the homes on Montana Creek Crossing – needs to be restored asap.

- Larry Wright suggested that the board write an email / letter asking that Aqua send a representative to a meeting to go over concerns and hear grievances.
- Front entry gate and park gate painting – update: Kathy Stockton reported that she had contacted the two local companies who quoted doing the painting work – only one replied. They replied with details of their preparation work before painting, paint to be used, etc. Kathy provided a copy of that information and included Google reviews about the company's work. Linda Rose commented that we need to be sure to use marine quality paint, and perhaps do the work as a community project. Marc Bone commented that the 2026 budget does not include this work and that we should include it in the 2027 budget and do the work then. Elaine Sorsby agreed and suggested that we see if we can include the quoted amount in the 2027 budget and, if so, have the work done by a contractor.
- Waste Connections Contract – update: Elaine Sorsby read from information provided by Donna Wright. “The signed contract was sent to Waste Connections on August 13th and became effective September 1st. I provided a list of neighborhood addresses to ensure correct billing.” Marc Bone commented that, since we pay in advance, that bills issued that include the time period after September 1 should be prorated. It was agreed that we would get clarification from Donna when she gets home.
- Firewise Update: Elaine Sorsby read from information provided by Donna Wright. “Bonnie Safarik sent a FIREWISE email regarding recertification hours, which are due by the end of October. I established firewiseCRS@gmail.com for future coordination and history.” Larry Wright commented that right of way mowing along our streets counts towards Firewise hours. We need to get those hours from RCL.

- New Business

- Maintenance of Access Easement for lots 100, 101, 102, & 103 – The following information is in addition to the information in the ARC committee report. Dave Buddenbaum reported that it appears the access is 30 feet wide. He added that nothing needs to be done now – lots of gravel and dirt, plus some asphalt. We may need to do maintenance in the future. The legal agreement does not say that the access must be paved. Mike Pfister added that the access up to 102 seems good right now.
- Road Maintenance and Concrete Ribbons along Edges – Mike Jrab volunteered to survey the roads throughout the community and report back on where he sees need for road repair. John Lunceford commented that the alligator cracks in the roads were repaired in prior road treatments – except the most recent. He also commented on several target areas he has made note of. It was added that the cul-de-sacs take a beating from the heavy garbage trucks turning around and damaging the road edges. Mike Jrab will also get or calculate an estimate on concrete ribbon edging.
- Fall Picnic – Saturday, October 24, 2026 – 11:30 a.m. – 3:00 p.m.: Elaine Sorsby read from information provided by Donna Wright. “Picnic invitations went out September 8th with an RSVP and sign-up link.” Dave Oswald commented that he and one other volunteer will be cooking brisket, turkey and pork butt. More volunteer cooks are welcome! Elaine Sorsby commented that the picnic budget of \$500 (Shelly Knapp corrected her to \$600) would be inadequate if we had to buy barbecue retail.
- Motion to Adjourn – Elaine Sorsby moved to adjourn. John Lunceford seconded the motion. Motion carried. Meeting adjourned at 7:25 p.m.