

**CANYON RIDGE SPRINGS PHASE ONE
PROPERTY OWNERS' ASSOCIATION. INC.
MEETING MINUTES - BOARD OF DIRECTORS
WEDNESDAY, MAY 13, 2026
6:00 P.M. AT 12301 MONTANA SPRINGS DRIVE**

- Call to order – The meeting was called to order by President, John Lunceford, at 6:00 p.m.
- Board Members Attending: John Lunceford, Donna Wright, Shelly Knapp, Marc Bone & Elaine Sorsby
- Board Members Absent: None
- Others Attending: Barb Rickert, Jan & Jeff Porter, Dave Buddenbaum, Mike Jrab, Dave Oswald, Kathy Stockton, Charlotte & Jerry Burke
- Proof of Meeting Notice – The agenda was posted on the community bulletin board, CRS Website, and emailed to all property owners.
- Approval of April 8, 2026 Board meeting minutes. Donna Wright moved to approve and Marc Bone 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.**
 - **Dave Buddenbaum** commented that no edge spraying had been done along Montana Creek Crossing. Elaine Sorsby noted that it appeared no spraying had continued on the right past Lot #28 on Montana Springs Drive. John Lunceford advised that the contractor's equipment had broken down and that, in fact, it was supposed to have been finished today. Elaine Sorsby commented that it would be nice to have more advance notice so that any property owner who wanted to opt out could actually opt out.
 - **Dave Oswald** commented that the front gates need to be painted – front entry gates & gates to park. He has a good contact. He also commented that we need to get someone out to look at the sprinkler system – determine which sprinkler heads are in which zones, and provide a sketch. Dave warned that there is a scorpion nest in on of the pop up areas – and probably in others!
 - **Jeff Porter** commented that the house under construction on lot #60 on Montana Springs Drive appears to be abandoned, but they have left a trailer and a full dumpster. Something needs to be done. Charlotte and Jerry Burke also commented about this same property – two big trash receptacles full & running over. After rain, many buckets strewn

around have to be turned over to prevent mosquitos. They are adjacent to this property, so it is especially bothersome.

- **Jeff Porter** also commented that the home under construction (addition) on Montana Springs Cove has a propane tank in the front yard. Dave Buddenbaum, ARC committee, said that was okayed as a temporary status during the addition construction. Shelly Knapp (owner of lot in question #56) said they would file a variance, if needed, but that it would be moved to the back of the house, under the supervision of the propane company, once the construction was completed.
- **Jeff Porter** also commented that Mike Jrab was living in the trailer on his lot #92. Mike Jrab was present at the meeting and said his stays in his trailer were brief and intermittent and within the rules of the neighborhood. Discussion continued.

- Committee Reports

- Treasurer – Shelly Knapp reported that the current balance in Wells Fargo is \$52,099.23. Current balance in Austin Telco is \$41,783.20 – still need to evaluate this account for moving some of the money into a CD. Shelly further reported that all dues have finally been collected. She added that she, John Lunceford, and perhaps, Marc Bone would be meeting in a workshop format soon to make the CD decision and finalize information for taxes (extension filed).
- ARC – no report given.
- Infrastructure - See Public Input section of minutes – Dave Oswald – for his comments on neighborhood & park entry gates & sprinkler system needs. He also commented that the burn pile in the park needs to be burned soon before a burn ban is reinstated.

- Old Business

- Lights at neighborhood entry. – Ron Rankey replaced all of the lights at the entry. They are now LED lights and on light sensors – should come on automatically at dark. Thanks, Ron!

- Welcome Guide Update – John Lunceford reported that we are about 99% there for an updated and improved Welcome Guide – that goes out to all new lot / homeowners. Goal is to get it completed soon and will then distribute to the entire POA.
- Neighborhood Directory Update – Donna Wright reported that everyone should have received an inquiry to update the information on the neighborhood directory. She estimated 85-90% responded with lots of updates. All of those changes have been made and the updated directory should go out within a couple of weeks – latest. Information corrections and other changes such as identifying to whom phone numbers and email addresses have been made.
- Outstanding POA Dues – All dues and fines have been collected.
- Neighborhood lots on market / under construction – A good bit of this was discussed in conjunction with Jeff Porter’s first Public Input comment. In general, construction on the addition on Lot #56 is proceeding at a good pace. Construction on the house on Lot #60 appears to have stopped with trash and trailer left behind. The house was on the market (per Zillow) for a short time, but doesn’t appear to be on the market now. Elaine Sorsby pointed out to all – for information purposes - that the process of filing a lien against a property is not quick – takes at least 120 days and several steps spelled out by Texas POA laws. Mike Jrab commented that we (ARC, perhaps?) need to work on fine tuning the official neighborhood description of construction start date and check points for quality of work.
- New Business
 - 2027 Annual Meeting – Date, Location, Reservation & Deposit – Elaine Sorsby reported that she had made a temporary reservation for the meeting room at La Quinta for Saturday, January 16, 2027 (12:00 p.m. – 5:00 p.m.) for the 2027 annual POA meeting. Total cost will be \$275.00 + 6% sales tax – total \$291.50. A 50% deposit (\$145.75) is due to confirm the reservation. Shelly Knapp moved to authorize Elaine Sorsby to enter into and pay the deposit for the contract. Donna Wright seconded that motion and it carried.

- Access to Lot 90 – clean up needed. John Lunceford reported that lots of weeds have grown up since last clean-up. Branches are encroaching on roadway and brush, etc. from previous clean-up is just off to the side and that all brush should be hauled off and burned. Dave Oswald commented that that could be handled with a work day and that he would put together a bulletin calling for volunteers. Mike Jrab owns a chipper and offered it for use, if so desired.
- Waste Connection– Possible Quote for uniform pricing throughout neighborhood – pluses & minuses. Donna Wright commented that individual prices for trash collection in our neighborhood vary widely. She called Waste Connection to ask about a group contract price and has not heard back from their sales department (she has called twice). Some discussion followed and Dave Oswald suggested, perhaps, bringing in another waste company. Donna will proceed on investigatory level only. Jeff Porter commented that he had great results calling on an individual basis and getting a good reduction in monthly cost.
- Google groups for mass email mail outs – crspoamembers@googlegroups.com and crshomeowners@googlegroups.com.
 - Neighbors not receiving emails – more work is required on this topic. John Lunceford has a list of addresses that are kicking back from mass mail-outs and there are probably also people who haven't clicked to join the group on their end.
 - Who is responsible for upkeep of these Google groups? Donna Wright will work with Shelly Knapp to update addresses on Shelly's master list. John Lunceford commented that all previous managers have been removed from that role. Board member POA email addresses are now listed as owners and that will hand down via the email address when new board members take over. We can add managers, and give them rights, as needed.
 - Cleaning up the Google Gmail groups and getting everything in working order will be handled in a workshop setting in the near future.

- Okay for all to use? The big email groups (crspoamembers@googlegroups.com and crshomeowners@googlegroups.com.) are designed for all POA members to be able to use. The crspoa group goes to all property owners. The crshomeowners group goes only to people who have homes in the neighborhood. POA members should be able to use these addresses, as needed, by typing in the above addresses in the recipient space of an email. Board members are happy to help send things out, but POA members are encouraged to use with discretion.

- Motion to Adjourn – Donna Wright moved to adjourn. John Lunceford seconded the motion. Motion carried. Meeting adjourned at 7:06 p.m.