

CANYON RIDGE SPRINGS PHASE ONE

PROPERTY OWNER'S ASSOCIATION

MEETING MINUTES

BOARD OF DIRECTORS

WEDNESDAY, NOVEMBER 13, 2024

6:00 P.M. AT 29909 MONTANA RIDGE PASS

- Call to Order: The meeting was called to order by President Larry Wright at 6:04 P.M.
- Attending: Larry Wright, President
Marc Bone, Treasurer
Linda Rose, Secretary
Jim Cook, Member-at-Large
- Absent: Jeff Miller, Vice President
- Others Attending: John Lunceford, Mike Pfister, Donna Wright, Kathy Stockton, Dave Oswald, Carl Rose, Lynda Wright
- Proof of Meeting Notice: The agenda for the meeting was posted on the community bulletin board, posted on the CRS website and emailed to all lot owners.
- Approval of October 9, 2024 minutes: After review, Marc Bone made a motion to approve the October 9th minutes and seconded by Jim Cook. 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.**

Kathy Stockton gave an update on resurfacing of Cow Creek by Burnet County. Kathy stated she was told that Burnet County is having a problem getting "hot mix" for the road. Billy Wall, current Commissioner, said he thinks he can get it done. If not, the next Commissioner, Chris Collier, will handle the request. Kathy plans to attend the next Commissioners meeting and report back. Kathy has been very diligent in staying on top of this issue with the County but next year someone else will need to handle.

- Committee Reports

Treasurer: Treasurer Marc Bone reported a Total Income of \$.07 from Wells Fargo Interest and Total Expenses of \$4971.53. Two large expenses for October were Insurance expense and Road Maintenance along with normal expenses. Marc also presented the 2025 Operating Budget.

ARC: Mike Pfister reported that the stairs on the outside of the Burk's garage had been approved. The Rickert's had submitted plans for a stable and has spoken with Mike.

Infrastructure: Carl Rose reported that the guard rail repair has been completed on Montana Springs Dr. Marc has billed Frank Sulzbach the remaining \$47.40 to complete the repair.

- Old Business

Montana Springs Dr. road repair: Larry Wright has worked diligently to get Hines Paving out to fix the road. After not showing up on November 12th as promised, Larry is contacting Integrity Paving for a new bid and to discuss the seal coat in Montana Ridge Pass.

- Community Forum: Jeff Miller was absent so Kathy Stockton gave a brief update. Kathy stated it is almost ready to be presented to the community. Kathy has a few questions for Jeff and a few items that need to be corrected,

- New Business

2025 Budget: Treasurer Marc Bone reviewed a preliminary 2025 Budget that will be presented at the 2025 Annual Meeting. A motion to approve was made by Linda Rose and seconded by Jim Cook for presenting to membership.

RCL Grass Mowing: Dave Oswald is going to review the old contract, get bids from three (3) companies with parameters discussed by the board for mowing POA property. Jim Cook requested that Dave get the pricing criteria from each of the companies before a decision will be made by the Board.

Road Seal: Larry Wright will be talking to Integrity Paving about the Road Seal. Tom Parker will spray the sides of the road as soon as we have some rain.

Request for Nominations/Volunteers: An email with both forms attached was sent to all lot owners. Hopefully, we will have lots of nominations to fill the two (2) vacant positions on the Board and lots of volunteers for our committees. The Board wants to invite nominees to December Board meeting.

Annual Meeting Agenda: It was decided that the Annual Meeting Notice and Agenda will be emailed to all membership. This is being done in an effort to save money on postage. A motion was made by Marc Bone and seconded by Jim Cook to approve the Notice and agenda with corrections.

Ballots/ Biographies and Assessments: Larry Wright made a motion to approve the Ballot and was seconded by Marc Bone. Ballot, biographies and invoices for assessments will be mailed to all lot owners.

Mailings and dates, return envelopes: The ballots, self-addressed return envelope and invoices will be mailed no later than December 18, 2024 to lot owners. Please read instructions on the ballot and remember to sign your ballot. Any ballots not signed will be voided.

Redo sign at Park: The sign indicating "Private Property" on the stone column at the park gate will be redone. Carl Rose will remove it and have a new one done

December meeting: The next meeting will be held at Jim Cook's house on December 11, 2024 at 6:00 p.m.

Adjourn: Marc Bone made a motion to adjourn the meeting and was seconded by Jim Cook. President Larry Wright adjourned the meeting.

Respectively submitted,

Linda Rose, Secretary