

**CANYON RIDGE SPRINGS PHASE ONE  
PROPERTY OWNERS' ASSOCIATION. INC.  
MEETING MINUTES - BOARD OF DIRECTORS  
WEDNESDAY, JUNE 10, 2026  
6:00 P.M. AT 29812 MONTANA SPRINGS COVE**

- Call to order – The meeting was called to order by President, John Lunceford, at 6:01 p.m.
- Board Members Attending: John Lunceford, Donna Wright, Shelly Knapp, Marc Bone & Elaine Sorsby
- Board Members Absent:
- Others Attending: Mike Jrab, Leah Johnston, Brian Berger, Diane Bone, Larry & Lynda Wright, Dave Buddenbaum, Sharon McBride, Carl & Linda Rose, Lisa & Keith Lyons, Charlotte & Jerry Burke, Ray Burgess (by telephone for Lot #17 business only).
- Proof of Meeting Notice – The agenda was posted on the community bulletin board, CRS Website, and emailed to all property owners.
- Approval of May 13, 2026 Board meeting minutes. Donna Wright 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** commented that he had attended an ESD meeting in Travis County. ESD members are appointed by county commissioners. Larry told an ESD member that the low water crossing bridge over Cow Creek, nearest 1431, had not yet been repaired after the July 5, 2025 flood. That member lives next door to a Travis County commissioner, and he would mention the situation to him and the need to get the bridge fixed.
  - **Dave Buddenbaum** reported that the weed treatment along the edge of all CRS roads has now been completed. Tim Parker is the weed treatment guy.
  - **Linda Rose** reported that a fan has fallen in the park pavilion. She suggested to NOT replace the fan, but to have an electrician come and update all lighting & wiring in the pavilion. Current lighting & wiring are about 25 years old.
  - **Carl Rose and Larry Wright** commented that they would go mow around the pavilion before the 4<sup>th</sup> of July parade (CRS) and the MFVFD gathering on the 5<sup>th</sup> (assuming use of the park is approved).
- Committee Reports
  - Treasurer – Shelly Knapp started her report by thanking John Lunceford for the extra accounting work he has put in getting everything ready for taxes (extension filed earlier in the year), cleaning up depreciation schedules, and separating CDs representing operating expenses vs.

capital expenses. Shelly then went on to report that our current bank account balances are as follows: Wells Fargo Checking account - \$50,482.64 and Austin Telco savings account - \$41,790.18. Discussion followed about moving money from both of those accounts to purchase a \$50,000 CD at Austin Telco at a rate of 3.8% for five years. Marc Bone moved to approve execution of that transaction. Donna Wright seconded the motion, and the motion carried. John Lunceford commented that the great amount of volunteer work for and in our neighborhood really saves the neighborhood a lot of money. He further described more details of his review of our books – seeking ways to improve and clarify wherever possible. John also went over the P & L statement. In the course of these financial discussions, John Lunceford and Marc Bone pointed out that the annual budget should always be left as approved. Then the end of the year budget will accurately show where it went over and where money was left – allowing proper adjustments to the next year’s budget.

- ARC – No formal report was given. It was mentioned that the Knapp-Rankey addition (Lot #56) is proceeding nicely. The propane tank in the front yard is temporary during construction and will be moved behind the house, under the supervision of a propane company, once construction is finished. No need for a variance.
- Infrastructure – Brian Berger reported that the volunteer clean-up day for the roads leading to lots 88, 89, & 90 was completed and debris from trees, etc. was burned in the park. Dave Oswald was not in attendance but had emailed information about the problems with the sprinkler system at the front entry and that the person from Superior Landscape who came and checked on it could not do work behind the backflow preventer – where he thinks the problem lies. John Lunceford said that he would have ECO Irrigation out to take a look – they can work on everything. John Lunceford moved to allocate a maximum of \$400 to pay Superior Landscape for their initial evaluation. Marc Bone seconded the motion, and it carried. Dave Oswald also emailed quotes for painting the front entry gates (a non-budgeted item). Discussion followed including taking a look at the park gate to see if it needs to be refreshed and the need to get more specifics about the quoted work to be done. The Board will take this up again at the August meeting.
- Bylaws Committee – Elaine Sorsby is evaluating changes that need to be made to By-Laws and CC&Rs that are required by law – generated by changes to Texas POA laws during the 2023 and 2025 legislative sessions. These changes must be made and will not require POA vote. Her goal is to have her first pass done by next committee meeting. Jeff Miller has also taken a look at these possible changes and Elaine is reviewing his suggestions, too. More Bylaw information is also covered in the Lot 60 Update in old business.

- Old Business

- Lot 60 Update – John Lunceford reported that he has emailed the lot/homeowner/builder three times with no reply. Neighbors have reported that the trash situation is still a concern. Charlotte Burke asked if there is any way to get all construction leftovers off the property – the wooden dumpster looks like it will collapse. John Lunceford said that his next email to the owner will address removing all these things and billing the owner. Marc Bone expressed concern about removing things from the property – needs further investigation. Elaine Sorsby then reported that she had volunteered to put the Board’s plans and schedule for fines associated with late payment of annual assessments and construction delays past the one year mark. Using a combination of Google, AI, and the Texas Homeowners Association Law book, she determined that a POA Board can certainly assess these fines, as long as the power to do so is EXPLICITLY bestowed upon the board in the CC&Rs or the Bylaws. She spent several hours looking for that in the CRS CCRs & Bylaws and could not find it anywhere. So, what needs to happen is an amendment to the Bylaws allowing the Board to impose and collect fines – which will be the work of the By-Law committee – next meeting in July.
- Access to Lot 90 Update – Brian Berger gave information on the clean-up day in the Infrastructure committee report. We have a quote from Tim Parker of \$550 to spray for weed control – guaranteed for six months. John Lunceford moved to engage Tim Parker’s services at that rate. Marc Bone seconded the motion, and it carried. This cost will need to be included in the 2027 budget.
- CDs Update – Austin Telco – included in Treasurer’s report.
- Google Groups / Neighborhood Directory Update – Donna Wright reported on her efforts to get both the Google Groups (email) and the neighborhood directory updated. After contacting all property owners to verify / update their information, then following up with individual cases that required further attention, she was down to about seven who still need updating. The most current version of the Neighborhood Directory has been posted on the private section of the neighborhood website.
- Welcome Guide Update – Welcome Guide name will be changed to the CRS Property Owners’ Manual as it includes information that might be needed on an ongoing basis. The information in the manual was very outdated and has now been updated and improved. The new version will go out sometime this month. As lots/ homes sell, the Treasurer will send a welcome letter with a copy of the CRS Property Owners’ Manual. Bylaws and CC&Rs are posted on the website.
- 2027 Annual Meeting Update – Elaine Sorsby reported that January 16, 2027 is the confirmed date for the next annual meeting. Meeting room reserved at La Quinta, Marble Falls and deposit paid.
- Waste Connections Update – Donna Wright reported that Waste Connections finally got back in touch with her and proposed the following deal – Sign a five-year contract with them (that anyone in

the neighborhood using a trash service would use them). They would then lower the base rate to \$135 per quarter for one trash can. Two trash cans = +\$45. Three cans = \$225 per quarter. There would be a variable fuel charge added quarterly based on the cost of diesel fuel plus tax. Donna used a fuel charge rate of 9.56% and tax to estimate a ballpark rate of \$155 per quarter. That is considerably lower than most everyone is paying now. Residents would still be billed individually. The new rates would start at the next billing cycle after contract signing – soonest would be mid-July. Homeowners who go on vacation could contact the company and place a vacation hold on trash pick-up. It was mentioned that Whitewater Springs is researching a new trash company – currently talking to a company out of Buchanan. Marc Bone questioned whether the Board could enter into a contract like this. Donna Wright said she would contact Waste Connections for a draft contract to review.

- New Business

- Lot 17 – John Lunceford gave a brief summary of the situation with Lot 17 – The current owner is trying to sell this lot. There is a water easement at the back of the lot that was properly filed and documented long before the lot was purchased by the current owner. The current owner has an offer on the lot, but the potential buyer asked for a hold harmless agreement from the board for occurrences that might take place in relation to the water tank on the easement at the back of the lot and associated events that might take place. The board said no to that proposal prior to this meeting. Recently, the board received a letter from the owner’s attorney asking the board to buy the back, easement portion of the lot from the current owner. The owner asked to be called when the board got to this portion of the board meeting. At this point John Lunceford called the owner and the meeting proceeded. The lot owner explained that he did not think he should be liable for anything that might happen on the easement land. He further stated that he can’t sell it because no one will take a contract that includes that easement on it. He has also called Aqua twice – two different offices – with no reply. He feels that the POA should buy that portion of the property from him. John Lunceford pointed out that the owner would need to deal with Aqua, as the POA doesn’t own the land and doesn’t want to own the land. Discussion between the owner and John Lunceford continued. John Lunceford put the purchase of the property on behalf of the POA to a vote by the Board. The vote was no board members in favor of the purchase – all opposed. John Lunceford informed the lot owner that the POA would not buy the land and expressed hope that the lot owner would soon encounter a buyer who could deal with the easement.
- Fines & Liens – See information under Lot 60 update.
- Painting of front entry gates – See information under Infrastructure Committee report.

- Neighborhood Fourth of July – America 250! Celebration – Donna Wright reported that we will gather in the park at 8:30 a.m. and depart for the parade at 9:00 a.m. Decorate your vehicle and bring your own beverage! Working on get-together right after the parade. Dave Stockton and Kathy Jackson are planning something later in the afternoon.
- Request from Marble Falls Volunteer Fire Department to use neighborhood park on July 5, 2026. Donna Wright reported that the MFVFD had asked to have a memorial gathering at our park (dedicated at our 2025 picnic to honor Michael Phillips) on July 5, 2026. Estimate 50 people in attendance. Marc Bone moved to allow. Elaine Sorsby seconded the motion, and it carried. Donna will remind them that there are no restroom facilities and to haul away their trash.
- Current Committees Double Check – Elaine Sorsby reported that she had inadvertently left Mike Jrab off the Infrastructure committee when committees were assigned in February. She has now corrected that error. During her review of committees, she noted that two were not staffed – the Policies & Procedures Advisory Committee and the Nominating Committee. After a brief discussion, the Board agreed that we don't need to staff the Policies and Procedures committee at this time. John Lunceford volunteered to chair the Nominating Committee and suggested Barb & Skip Rickert as members. Elaine Sorsby will reach out to the Rickerts.
- During the course of the meeting a couple of points were brought up:
  - Larry Wright pointed out that any time three or more board members get together – even for a workshop type meeting where no votes are taken – the meeting must be posted on the bulletin board. Elaine Sorsby thanked him for that information and will proceed thusly.\
  - Dave Buddenbaum brought up the question of archiving information from the ARC committee. After some discussion, it was stated that we need to set up a unique ARC gmail account and then have a shared folder that will eventually go to the Treasurer's shared drive.
  - Elaine Sorsby reported that there will NOT be a Board meeting in July. The next meeting will be Wednesday, August 12, 2026.
- Motion to Adjourn – Shelly Knapp moved to adjourn. Donna Wright seconded the motion. Motion carried. Meeting adjourned at 7:57 p.m.