

CANYON RIDGE SPRINGS PHASE I
PROPERTY OWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
WEDNESDAY, OCTOBER 9, 2024
6:00 P.M. AT 29812 MONTANA SPRINGS COVE

- **Call to order:** The meeting was called to order by President Larry Wright at 6:04 p.m.
- **Attending:** President Larry Wright
Vice President eff Miller
Treasurer Marc Bone
Secretary Linda Rose
Member at Large Jim Cook
- **Others Attending:** Donna Wright, Richard Cornett, Al Garcia, John Lunceford, Dianne Bone
- **Proof of Meeting Notice:** Notice was posted on the community website, the bulletin board and emailed to all members.
- **Approval of September 11, 2024 meeting:** A motion was made to approve the minutes for the September 11, 2024 meeting by Marc Bone, Treasurer and seconded by Jeff Miller, Vice President.
- **Public Input:** Lynda Wright wanted to thank the board for their hard work. No other public input.
- **Committee Reports:**

Treasurer: \$1400.00 was earned in interest at Austin Telco Federal Credit Union, 2 gate fobs were sold for \$50.00 and one resale certificate \$500.00. Four certificate of Deposits are maturing this month with three renewing and one being redeemed for road repair on Montana Springs Drive. There is a \$47.00 difference for guard rail damage. We still owe Roadway Specialties \$3116.63 for repair on the guard rail.

ARC: Nothing new to report

Infrastructure: Guard rail damage to be repaired this week.

Old Business:

Montana Springs Drive road repair: The bull rock has been completed by Jay Dodd on Montana Springs Drive. Larry Wright is trying to contact Hinds Paving to schedule a date for the road work to be completed.

Community Forum: Jeff Miller is completing all the details and needs a credit card number from Marc to set up website.

Nominating/Volunteer Letter: Lynda Wright will be Chairman of Nominating/Volunteer committee. A copy of the forms was given to her for review. Forms will be emailed to all members.

- **New Business**

Fence in poor repair: An email was sent requesting that fence be repaired as required in CCR's.

FedEx, Amazon, UPS package signage: A sign has been ordered and will be placed at the mailbox area to maybe prevent packages from just being dropped there.

Assessments, Ballots, Annual Meeting Agenda: These items will be mailed to each member in December.

Combining Multiple Lots: A question has arisen in reference to the consolidation of lots to avoid paying multiple assessments. The answer was decided in an Eleventh Court of Appeals Case, Walton v. Mira Vista Homeowners Ass'n, No 11-12-00214-CV, Tex App. Lexis 10492 in 2014. The court ruled that a lot owner could not avoid the obligation to pay assessments on multiple lots by unilaterally replatting lots into a single lot. This type of consolidating the lots in our opinion would place an undue burden on other property owners and the Canyon Ridge Springs Phase I Property Owners Association.

RCL Contract: A contract renewal with RCL Lawncare has been put on hold until Dave Oswald is back in town. He will then get three bids for lawncare.

Budget: Treasurer Marc Bone presented a preliminary budget for review. The charge for gate fobs will increase to \$30.00 from \$25.00. Items for discussion were decided and will be presented in the budget at the annual meeting.

- **Next Meeting:** The next meeting will be November 13, 2024 at 29909 Montana Ridge Pass at 6:00 p.m.
- **Motion to adjourn:** A motion to adjourn was made by Marc Bone and seconded by Vice President Jeff Miller.

Respectfully Submitted,

Linda Rose, Secretary

Canyon Ridge Spring Phase One

Property Owner's Association