

**CANYON RIDGE SPRINGS PHASE ONE
PROPERTY OWNERS' ASSOCIATION. INC.
MEETING MINUTES - BOARD OF DIRECTORS
WEDNESDAY, AUGUST 12, 2026
6:00 P.M. AT 29803 MONTANA RIDGE PASS**

- Call to order – The meeting was called to order by President, John Lunceford, at 6:02 p.m.
- Board Members Attending: John Lunceford, Donna Wright, & Elaine Sorsby
- Board Members Absent: Marc Bone, Shelly Knapp
- Others Attending: Mike Pfister, Dave Buddenbaum, Mike Jrab, Perry Wright, Larry & Lynda Wright, Erika Schroeder, Carmen Carrasco, Dave Oswald, Bonnie Safarick, Rick Rabun, Chris & Jodi Weldon
- Proof of Meeting Notice – The agenda was posted on the community bulletin board, CRS Website, and emailed to all property owners.
- Approval of June 10, 2026 Board meeting minutes. John Lunceford moved to approve and Donna Wright 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** – reported that he had been up to the road leading to Lots 88, 89, & 90 and the weed kill effort has been very successful. Road looks good.
- Committee Reports
 - Treasurer – Shelly Knapp was not in attendance at the meeting, and sent her report information to **John Lunceford**, who shared the following:
 - Net income through July 24, 2026 = \$40,937 (mostly from assessments)
 - Expenses through same date = \$7,800
 - Capital assessments & interest through same date = \$30,540 (no anticipated capital expenses)
 - Budget vs. actual through July 24, 2026 = approx. \$11,136 favorable
 - Funds have been moved into a 5 Year CD with Austin Telco.
 - Resale packet done for Lot 102.
 - Resale fees received and deposited for Lots 100 and 104.

- There was also discussion of the expenses related to the repair of the front entry sprinkler system during this report. There is still a small leak by the front gate that Dave Oswald thinks we can repair ourselves. The last water bill for the front gate was very high – Dave Oswald will check the programming and consider cutting back in watering frequency. Sprinklers are working well over all.
- ARC – **Mike Pfister** reported that there have been no new requests for architectural review this month. He has been communicating with the owner of Lot 100 – they are getting their plans ready and will send when complete.
- Infrastructure – **Dave Oswald** – discussion of front entry gate sprinkler repair took place during the Treasurer’s report – see notes above.
 - Larry Wright commented that there is a broken security camera at the front gate – just inside the gate - bracket broken. Dave will take a look.
 - Dave Oswald will go take a look at the chains on the front gates. He will try to fix so they don’t drag. There is no more room on the adjustment tool. Larry Wright commented that Al Garcia fixed the chains last time – perhaps he could provide some guidance.
- Bylaws Review – **John Lunceford** reported that the committee needed to meet again once members are all in town. **Elaine Sorsby** reported that she had been reviewing changes to Texas Property Law from 2023, 2025, and one change from 2021. With the help of the internet and our handy Texas Homeowners Association Law book – Fifth Edition – she evaluated the changes with regard to their impact on CRS-POA and formulated a broad game plan. Then she made a first attempt at proposed revisions / additions or noted “no change needed.” Fourteen changes were sited and ten have had this first pass. Most of these changes do not require POA vote as they are mandated by law.
- Old Business
 - Lot 60 Update – The unfinished house on Lot 60 is currently listed for sale at \$399,900. People have been seen looking at the house and the POA Board has received one email inquiry about the house, neighborhood, etc. John Lunceford reported that he took pictures of the house and surroundings – metal dumpster is practically empty. The makeshift dumpster is pretty full of construction materials and trash. No smells. There is wood around

on the ground that could easily fit in the dumpster. He has emailed the owner three times and received no reply.

- Google Groups / Neighborhood Directory/Welcome Guide Wrap Up – **Donna Wright** reported that the Google Groups are almost 100% updated – just a few pending. The most current Neighborhood Directory is on the website and will be sent out to the POA on a quarterly basis if changes occur. The Directory is located in the POA only section of the website – if you have trouble getting into that part of the site, contact Jeff Miller. The Welcome Guide is updated and posted on the website.
- Waste Connections Update – **Donna Wright** reported that Waste Connections has agreed to a five year contract with Canyon Ridge Springs to provide trash pick up. The **Standard Residential Service** will be \$135 per quarter, per household. Quarterly service includes: one standard trash tote; regularly scheduled residential trash pickup on **Tuesdays**; up to **two additional trash bags** placed beside your tote on your regular pickup day; fuel and environmental fees. **Additional 95-Gallon Trash Cart: \$45 per quarter, per cart (extra carts need to be requested by neighbors)**. Please note that **these rates do not include applicable state and local taxes**. Donna added that she had researched other possible options and there were no other interested companies – they never replied. Elaine Sorsby moved to approve the contract and John Lunceford seconded the motion. Motion carried. The changes should go into effect September 1, 2026. A big thank you to Donna!
- Painting front entry gates keypad stand, & park gate – update – **John Lunceford** reported that there is no money budgeted this year for painting the front entry gates, keypad stand and park gates. Dave Oswald commented that it really needs to be done within the next year. We have three quotes – one from a company whose work Dave is favorably familiar with. Follow up needs to be done on the prep work each bidder plans to do prior to painting. John Lunceford said we should try to find the money in this year's budget or include in budget for next year.
- Irrigation sprinklers at front entrance – update – See information in Treasurer's report.
- Variance extension request – Lot 30 RV – Jeff Miller has requested an extension to his variance regarding the refurbishing of the RV parked in his driveway. He has requested an extension through September 30, 2026, but feels he will be done and the RV moved in

August. Donna Wright moved to extend the variance. Elaine Sorsby seconded the motion and the motion carried.

- New Business

- Park Pavilion condition – fans & electrical wiring – It was reported at the last meeting that a fan at the pavilion fell and suggested that the fans be removed and electrical wiring updated. Carl Rose capped the wires for the fallen fan and knows where the breaker box is for the pavilion. We need to investigate the scope of the repairs needed and get the work done in the fall.
- Archiving ARC information – Dave Buddenbaum reported that we currently have a paper file on every house where pertinent ARC activities have been logged through the years. It has been hit and miss as to what has been recorded in those files. John Lunceford commented that we need to give Dave Buddenbaum access to the ARC files that have already been scanned into the computer so we can then upload the balance of the papers. Jeff Miller had started scanning and uploading files, but the status is unknown. Dave asked if we need to standardize what goes into the file. Donna Wright commented that Staples charges about \$300 to scan 2000 pages.
- Front gate codes – do we need new ones – are the current codes too widely shared? General consensus was that this is a tough question. If you change the contractor code – then it will be a disaster for deliveries. If you change the property owners' codes, then every fob has to be changed individually. If you change the property owners' codes, then contractors who have mistakenly been given that code won't be able to get in. Question posed – is there a system that is easier to manage? Comment – Carl Rose is in charge of the fobs and has done a lot of work on getting those records up to date. He should share that information and the reprogramming process with someone else so they can share the burden. No action was decided upon. John Lunceford commented that the cameras do work down there and were recently used to identify a certain vehicle's coming and going through the gates.
- Water leak on Montana Creek Crossing – **John Lunceford** commented that he had talked to Larry Black with Aqua and he said they would get on it! They are going to schedule someone to come and take a look at it. We will hopefully hear something this week or next.

Two crews with backhoes have come out, but no work has been done. Our most recent Aqua representative had been replaced. The new man's name is Justin.

- Recent lots sold – 17, 100, 104
- Firewise Update (not on original agenda): Bonnie Safarick, Firewise Coordinator, reported that she will need to renew our Firewise certification in the fall. She requested that property owners should email her with a brief description of any tree trimming, brush, leaves or weed clearing, etc. and the amount of time spent on the work. That is the information she needs to complete the renewal application. Bonnie commented that the information should be sent to Richardrabun@yahoo.com because her email is not working properly right now. Donna Wright will get with Bonnie to set up a unique Firewise email address for more efficient communications with the neighborhood. Bonnie also commented that if you hit a wild animal on the road and need help dealing with it - call her - she cares deeply about the wild animals and tries to remove them from the roadway whenever possible.
- Motion to Adjourn – Elaine Sorsby moved to adjourn. Donna Wright seconded the motion. Motion carried. Meeting adjourned at 7:08 p.m.