

**CANYON RIDGE SPRINGS PHASE ONE  
PROPERTY OWNERS' ASSOCIATION. INC.  
MEETING MINUTES  
BOARD OF DIRECTORS  
WEDNESDAY, MAY 14, 2025  
6:00 P.M. AT 29601 MONTANA RIDGE PASS**

- Call to order – The meeting was called to order by President, Larry Wright, at 6:06 p.m.
- Board Members Attending: Larry Wright, Jeff Miller, Marc Bone, Elaine Sorsby
- Board Members Absent: Shelly Knapp
- Others Attending: Michael Jrab, Mike Pfister, Richard Cornett, Jerry & Charlotte Burke, Donna Wright, Jeff & Jan Appleton, Al Garcia, John Lunceford, Dave Oswald, Jeff & Jan Porter
- Proof of Meeting Notice – The agenda was posted on the community bulletin board, CRS Website, and emailed to all property owners.
- Approval April 9, 2025 Meeting Minutes - After a review of the April 9, 2025 meeting minutes, Jeff Miller 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.**
  - Jeff Porter
    - New house on Montana Springs Crossing – concerned about barbed wire fence around it. Homeowner, Mike Jrab, stated that the realtor made a mistake in the listing and that has been corrected. The barbed wire at the chain across entry will go when the house sells.
    - Travel trailers on lots 9, 93, & 58 – some hidden from view, some not. Are they occupied – if so – against CCRs and worried about waste disposal. Will be put on next meeting agenda.
    - Three caps missing from park fence. Comments made that they were probably blown off by wind – can be replaced and reglued with PVC glue.
  - Dave Oswald requested that homeowner's name be included in notification of where each POA Board meeting will be held.

- Committee Reports

- Treasurer

- Update on lots and status of title transfer fees. Future notification of board as these occur.
      - The treasurer was not present at the Board meeting. Information was emailed to the Board after the meeting. That information will be included as an attachment to these minutes.

- ARC – Mike Pfister reported the following:

- Lot 57 – The ARC has received pictures of the materials they plan to use for construction. They need a plat of the property that includes where the house is placed on the lot.
    - Lot 105 – Driveway apron has been poured. All good with that house.
    - Lot 93 – Driveway has been poured. House on the market. Nice addition to neighborhood.
    - Lot 76 – Lot sale has closed, but awaiting progress on house plans, etc. Owners are trying not to need a variance.

- Infrastructure

- Front entry gate – Dave Oswald reported that - Entry gate was off its track again – Carl Rose fixed.
    - Front entry sprinklers – Larry Wright reported - Repairs have been done on front sprinklers; they have been programmed & will water twice per week.
    - Front entry cameras – John Lunceford reported – the cameras are working fine . Difficult to capture license plate. Still tinkering with that – may require one more camera. Will get it fine tuned soon.
    - Grass Spray – Initial grass spray along edge of all streets was ineffective. They have since re-sprayed, and the effects are already visible. Al Garcia commented that the bull rock at the cul-de-sac (end of Montana Springs Drive) has not been sprayed – weeds growing in bull rock.
    - Status on mowing – There have been recent questions about neighborhood mowing schedule. Dave Oswald reported that mowing is handled by RCL according to the schedule agreed upon in the contract (same schedule as previous year). That schedule is included as an attachment to these minutes. In general –

- Front gate area maintained eight times per year.
- Park area – four times per year.
- Right of Way areas – two times per year.

- Old Business

- Update on road seal – Larry Wright reported that the road seal work was completed on 5/15/25 – looks good. Cones should be gone by Friday, 5/16/25. We have paid \$3,000 – Integrity Paving still due about \$9,000. This coating should hold up for next five years. Next big project will be Montana Springs Drive – 1.7 miles in length. Larry will get bids before budget is formulated for next year, so it can properly be included in budget.
- Update on picnic meeting & possible other social events – Donna Wright reported the following:
  - Annual picnic has been scheduled for Saturday, 10/25/25. Save the date email sent out and posted at mail boxes bulletin board. Hoping for cooler weather by moving picnic date later. More committee members are welcome! Annual picnic is the only official POA sponsored event – will still be serving barbecue (expensive these days!).
  - One picnic table in need of repair – Mike Pfister & Dave Buddenbaum commented that they can repair the table easily – just need paint color to match others. Linda Rose might know. Suggestion was made to use deck paint – more durable.
  - The picnic committee also encourages other neighborhood events – not supported by POA money. Several in the works now – perhaps a pool party at a neighbor’s home in June & 4<sup>th</sup> of July Parade.
- Update on Firewise status – Al Garcia reported that since our certification had only recently expired, we are able to just renew. Homeowners should email any expenses they have incurred and hours spent on projects / tasks that would contribute to the prevention or impeding of wildfires. Examples might include – xeriscape landscaping projects, brush clearing & controlled burning.
- Annual neighborhood-wide garage sale. – Elaine Sorsby reported the responses to her interest “survey.” Six homeowners preferred choice #1 (in park with escort to home for large items); two preferred choice #2 (at individual homes on same day); four said either choice #1 or #2 was fine; seven chose choice #4 (not interested) – several of these seven commented that while they weren’t interested, they were not against the garage sale idea.

- That leaves choice #1 as the best candidate – but that choice will require a chair from the neighborhood – no chair volunteer, no further steps will be taken. Elaine will send out an email to homeowners with this information and asking for a volunteer.
- New Business
  - Falling down fence on Montana Ridge Pass – The fence on Lots 7 & 8 is in disrepair and needs to be addressed. Some steps were taken after the homeowners received an email from Larry Wright. Further action needs to be taken – the Board will send a letter to the homeowners.
  - Concern about trees & shrubs impeding visibility on Montana Ridge Pass (curve on right headed towards mailboxes) and Montana Springs Drive (past mailboxes on the right) – Property owner’s responsibility to keep trimmed back or POA?
    - Discussion on this concern ended with the following:
      - It is the property owner’s responsibility to keep trees & shrubs from impeding visibility on streets.
      - The owner of Lot #25 (lot in question) on Montana Ridge Pass will be notified via letter of the visibility problem and told to correct the situation. If they do not, we will have it done by an outside contractor and they will be sent the bill.
      - The problem on Montana Springs Drive seems to be less evident. However, one of the property owners in that section of Montana Springs Drive was present at the meeting and would take a look.
- Motion to Adjourn - \_Elaine Sorsby moved to adjourn. Jeff Miller seconded the motion. Motion carried.\_\_\_Meeting adjourned at 7:01 p.m.