

**FINAL  
CANYON RIDGE SPRINGS POA  
BOARD MEETING MINUTES  
NOVEMBER 16, 2020**

A meeting of the Board of Directors of Canyon Ridge Springs POA was held on Monday, November 16, 2020, at 7:00 p.m., at 11709 Montana Springs Dr. Susan Fisher called the meeting to order at 7:05 p.m.

**Board Members Present:** Susan Fisher, President; Candy McGuire, Vice President; James Kitchens, Treasurer; and Sean Finke, Secretary. Also attended by Al Garcia. Rick Guerrero, Member-At-Large was not in attendance.

**Proof of Notice of Meeting:** The notice of the meeting was posted on the bulletin board and website 2 weeks prior to the date of the meeting.

**Approval of Minutes:** The Board previously approved the minutes of the last board meeting held on August 31, 2020. Those minutes were posted on the bulletin board and are available on the website.

**OFFICER REPORTS;**

**President:** Susan reported:

- COVID-19
  - CRS activities kept to a minimum during the pandemic per state regulations and restrictions
  - Only issues that were considered an emergency and that could be completed without volunteers were addressed
- Price Home Plans Submittal
  - The Board granted the appeal of the ARC's denial as to Lots 100, 101, and 102.
- Exemptions Granted
  - The Board granted an exemption to Lot 29 pursuant to Canyon Ridge Springs CCRs, Article 4.11, Paragraph c.

The President's Report was submitted for filing with the Records of the CRS POA

**Treasurer:** James provided his report:

- Financials                      as of August 30, 2020
  - Capital Balance                      \$180,402.07
  - Checking Acct                      \$2,395.46
- Eight resales and one pending resale certificates
- Capital Expenditures FY2020-to-date
  - Integrity Paving                      \$31,970.00
- Expenditures May 18 – August 30, 2020 (non-recurring)
  - RCL Lawn Service                      \$1,575.00

The Treasurer's Report, along with attachments, was submitted for filing with the Records of the CRS POA

**COMMITTEE REPORTS;**

Architecture Review Committee (ARC): Candy reported

- Lot 102 submittal (denial for carport – Price) for home build (home does not meet the 80% masonry CCR stipulation. Home is still pending until the Lot Owners redesign material used for the home and outbuildings or they file for a variance) – 10/2020

The ARC's Report was submitted for filing with the Records of the CRS POA

Fall Picnic Committee

- Canceled for 2020 due to COVID-19

Firewise Committee: Al reported

- Renewed for this year
- About 5,000 hours were logged
- About \$8,000 was spent on equipment

Infrastructure Maintenance Committee (IMC): Sean reported

- Hung all fallen rails and will continue to do so as needed
- Had park and roadways mowed in September
- Will have the park and roadways mowed within the next few weeks and will include easement to Lots 100-103

Nominating Committee:

- There will be TWO upcoming vacancies on the Board. The Committee will be looking for potential candidates to fill the vacancies
- The Call for Nominations is being sent out within the next week. The deadline for nominations and bios is December 18, 2020. All nominations and bios received will be placed on the ballot, which will be sent out with the Annual Packet

Bylaw Committee:

- In re-reading the ByLaws the Committee discovered that the ByLaw Amendment that was voted on last year passed instead of failing as originally thought. According to Article 13, Section 1 of the ByLaws. ***See Report of the Bylaws Committee attached to these minutes.***
- A Motion was made, and all were in favor. To Amend the ByLaws as presented and voted on at the annual meeting on January 26,2020, and file in accordance with the laws of the State of Texas. Further, that the Minutes of the January 26, 2020 be amended at the upcoming January 2021 Annual Meeting

**UNFINISHED BUSINESS:**

- Infrastructure Committee
  - At this time, the Committee feels that to keep costs low and not raise dues, the fence will suffice for a few more years. In the meantime, minor repairs will continue as will the occasional replacement of unsalvageable rails
  - The feral hogs have returned to CRS. The Board has contacted the Texas Wildlife Damage Management and we are waiting on a trap to become available.
  - The Park will continue to be a disposal area for hog carcasses

**NEW BUSINESS:**

- ARC guidelines
  - A motion was made, and all were in favor of using the ARC checklist when reviewing all projects.
- Annual Meeting
  - The annual meeting will be held on January 30<sup>th</sup>, 2021 at 1:00 p.m. at the CRS pavilion
  - Masks and social distancing will be required
  - Possibly renting two portable heaters and borrowing two from the Kitchens
  - All Board Members and Committee Chairs need to have their Annual Reports and any other pertinent materials to Sean Finke, CRS Board Secretary no later than December 18<sup>th</sup>, 2020 so they can be included in the Annual Packet.
- 2021 Budget
  - A motion was made, and all were in favor of approving the proposed 2021 Budget

In accordance with the Bylaws, the board will hold its Pre-Annual Meeting at 12:00 p.m. on January 30, 2021 at the same location as the Annual Meeting

The next regular board meeting will be held in February. Date and location TBD.

A motion was made, and all were in favor to adjourn the meeting. The meeting adjourned at 7:55 p.m.

Respectfully submitted,

Sean Finke. CRS POA Secretary