

**FINAL
CANYON RIDGE SPRINGS POA
MINUTES OF THE 2020 ANNUAL MEETING OF MEMBERS
January 25, 2020**

A meeting of the members of the Canyon Ridge Springs Property Owners Association (“CRS POA”) was held on Saturday, January 25, 2020 at 1:00 p.m., at the Holiday Inn Express in Marble Falls, Texas.

1. **CALL TO ORDER AND OPENING REMARKS:**

Susan Fisher, President, presided as Chairman and called the meeting to order at 1:05 p.m. She thanked everyone for attending.

2. **Roll Call:**

Sean Finke, Secretary reported that in addition to himself three (3) other board members (Susan Fisher, President; James Kitchens, Treasurer; Candy McGuire, Member-At-Large) were present and the owners of twenty-two (22) lots. Along with those in attendance twenty-seven (27) ballots regarding the Bylaws Amendments were received via mail. Therefore, in accordance with Article 4, Section 7 of the Bylaws:

Quorum. The Members holding at least twenty (20%) of the votes entitled to be cast as a meeting of Members, represented in person or by mailed ballot, as such votes are allocated pursuant to the provisions of these Bylaws and the Declaration, shall constitute a quorum at the Meeting of Members.

So a quorum was present for the purposes of conducting business.

3. **PROOF OF NOTICE OF MEETING:**

Sean stated that the notice of the meeting was posted on the CRS POA Website and on the bulletin board at least thirty (30) days prior to the meeting, as required by the CRS Bylaws.

4. **REVIEW OF MINUTES OF THE 2019 ANNUAL MEETING:**

The 2019 CRS POA Annual Meeting Minutes were approved last year after posting for two weeks. No comments or changes were made so the 2019 Minutes were approved as posted.

5. **OFFICER REPORTS:**

President’s Report: Susan provided a written report that was distributed in the Annual Packet Mailed to the POA which gave an overview of the major events in the CRS POA in 2019. Those events were:

- Moved forward with 7-year Road Maintenance Plan with Integrity Paving.

- Contracted with Ayrone Brooks to mow and remove overgrowth within the 10ft easement of roadway.
- A neighborhood Welcome Packet was created and distributed to all POA members via email.
- Implemented Burn Guidelines for CRS.
- Entered a maintenance contract with Austin Estate Gate in order to maintain front gate.
- Lots T1 and T2 were removed from the record and rolls of CRS.
- Implemented a Road Impact Assessment Fee on homes built on lots purchased AFTER January 1, 2020.
- In an attempt to deal with ongoing speeding complaints, the board did the following:
 - Secured a closed patrol with Burnet County Sheriff's Department.
 - Replaced an old "children at play" sign.
 - Added a speed limit sign to entrance gate.
 - Added two additional speed limit signs on Montana Ridge Pass.
 - Added two additional "children at play" signs on Montana Springs Drive.
- Replaced two "Stop Ahead" signs.
- Granted an exemption to the Ables for chickens during the 2019-20 school year.
- Held a 4th of July Parade and the annual Fall Picnic.
- Sent out a Survey in response to Speeding, Call Gate, and Outside Management.

Susan asked if anyone had any questions regarding her report and there were none. The President's Report in its entirety was submitted for filing with the Records of the CRS POA

Treasurer's Report: James Kitchens, Treasurer, reviewed the summary of the expenses, revenues and balances of accounts for 2019. The lot assessment for 2019 was unchanged at \$375. As of December 31, 2017:

| ● Financials: | December 31, 2018 | December 31, 2019 |
|-------------------|---------------------|---------------------|
| Checking Balance: | \$ 9,130.21 | \$ 26,198.24 |
| Capital Balance: | <u>\$207,653.36</u> | <u>\$166,523.49</u> |
| Total: | \$216,783.57 | \$192,721.73 |

- Resale Certificates -14 Completed, 1 Pending.
- Capital Expenditures FY2019:
 - Ayrone Brooks (roadside clearing) - \$5,600.00
 - Integrity Paving (concrete aprons at corners) - \$14,658.80
 - Integrity Paving (repair end of Montana Springs & other crack fill) - \$34,227.20
- Planned Capital Expenditures for FY2020:
 - Integrity Paving (seal coat Montana Springs) -\$28,800

The Treasurer's Report in its entirety was submitted for filing with the Records of the CRS POA

6. **COMMITTEE REPORTS;**

Architectural Review Committee (ARC): Candy McGuire reported:

- Approval of 4 homes.
- Approval of 1 home expansion and 1 garage/shed expansion.
- Approval of 3 fences and 1 firepit.

An ARC report was submitted for filing with the Records of the CRS POA

Firewise: Al Garcia reported and reminded residents:

- USAA is still the only insurance company that gives discounts based on Firwise standing.
- 2019 was one of the highest reported neighborhood submissions to Firewise.
- Reminder to follow the CRS POA Fire Guidelines.
- Reminder to send him all hours spent clearing overgrowth from your lot as well as any equipment rented so he can submit that information to Firewise.

Infrastructure Maintenance Committee (IMC): Rick Guerrero, Vice President, was not present at the meeting, so Sean provided the Infrastructure Maintenance Committee Report on his behalf:

- In need of several posts for the front fence, we will continue replacing the worst posts on a yearly basis as needed.
- Light illuminating entrance sign needs replacing.
- The 10-ft easements were cleared.
- Integrity completed scheduled work concerning asphalt repairs and concrete work totaling over \$48,000.
- Several low hanging branches over the roadway need to be trimmed.

Susan noted and apologized that the Infrastructure seemed to have fallen through the cracks in 2019, but stated that it would be a priority of the Board in 2020.

The Infrastructure Report in its entirety was submitted for filing with the Records of the CRS POA

Nominating Committee: Susan reported that:

- There were no positions available for 2020, so there was no need for a full committee. However, in 2021 both Candy and James will be going off the Board opening up two positions.
- A Nominations Committee will be formed in 2020 and a call for volunteers willing to serve on the Board will be sent out in accordance with the Bylaws.

Website Committee: Susan reported that:

- Gary McGuire will take over the sole responsibility of maintaining the CRS website.

Fall Picnic: Suzy Kitchens reported that:

- 2019 budget was \$900. The total spent with Bar-b-que and porta-potty was \$526.78
- RSVP's were received for 37 adults and 11 children. 6 adults attended who had not RSVP'd.
- To save on cost, invitations were emailed instead of mailed out.
- The Kitchen's and the Jrab's donated door prizes.
- Suzy has served as the Chair for the past two years but it is time for someone else to take over.

A Picnic Report was submitted for filing with the Records of the CRS POA

7. **OLD BUSINESS:**

Susan asked if there was any old business that needed to be discussed. There was none.

8. **NEW BUSINESS:**

- Community Survey: Susan thanked all those who responded to the survey that the Board sent out the CRS POA Members as a whole. Those results were collected and analyzed by the Board and the Board made the following decisions:
 - **Speed Humps, Speed Bumps and Rumble Strips:** As was expected, some feel there is a speeding problem and others do not. However, it was clear from the overall responses that the Community as a whole was not in favor of speed bumps, speed humps or rumble strips so this Board was tabling all discussions regarding Speed Bumps, Humps and Rumble Strips by this board.
 - Susan noted that the Board received some good alternative ideas from Members of the CRS POS and that the Board may discuss some of those options in the future if the speeding issue continues to grow.
 - Susan also asked that everyone take a moment to check their speed as they are driving through the neighborhood as it is easy to be going more than 25 mph and not realize it.
 - **Upgrading Front Gate:** It was again, clear from the overall responses that the Community as a whole is not in favor of upgrading our front gate to a "call" gate. So, again this Board is listening to the majority and is tabling all discussion regarding upgrading the Front Gate to a "call" gate.
 - Susan noted that the Board had been asked "why the funds to upgrade the gate could not come from the Capital Expenditures Fund. Susan, responded to this as follows:

“As most of you know that as a private community, we are solely responsible for maintaining and repairing our roadways and that those costs could easily become astronomical. Because of this, the philosophy of the community and its boards, both past and present, has been not only to set aside a portion of the annual assessment fees received each year to build up the Capital Expenditure Fund for future road maintenance and repairs; but to also guard against using it for anything other than our roadways in an effort to protect our property owners from suddenly being faced with a very expensive cost at one time that could be a significant burden on them.

- **Outside Management Company:** The subject of hiring an Outside Management continually comes up. But, again the majority of the responses received were not in favor of this, so this Board will also table the discussions of this for the time being. Susan, did note that those who were in favor of this were those who have previously served on the board.
- **Bylaws:** Currently we are operating in noncompliance with our Bylaws as the website url and the email address for the Association and its Board are not correct in the Bylaws. In an effort to rectify this, a ballot to amend the Bylaws was included in the Annual Packet with a self-addressed, stamped envelope.

There are a total of 112 lots that can cast votes in the CRS POA. Out of those 112, we received 47 lot votes, all of which were in favor of amending the Bylaws. Unfortunately, since the Bylaws require 57 votes (51%) and we only received 47 votes. Therefore, the amendment to change the website url and the email in the Bylaws did not pass and we will continue operating out of compliance with our Bylaws until another vote can be taken at next years annual meeting

- **Low Hanging Branches:** The Board previously sent out a reminder about low hanging trees branches in the roadway easement. The tree at the front gate also has low hanging branches. Trees along the roadway easement should be trimmed upward at least 15 feet from the roadway. Some of these trees are Live Oaks and should be trimmed prior to February 1st to minimize Oak Wilt. There are volunteers within the neighborhood that are willing to trim the trees at no cost to the CRS POA or the lot owners. In light of this, the Board will:
 - Send letters via emailed out to individual lot owners offering free trimming services.
 - The trees will be trimmed on January 31st.
 - On Saturday, February 8th, POA will:
 - rent a Chipper for 8 hours of run-time to mulch all trimmings done by volunteers;
 - send out an email telling POA Members that they can bring any tree branches that they may want to dispose of to the community park for chipping (chipping must be done within our 8 hours of run time)

- and will allow POA members to pick up mulch on a first-come-first-served basis.
- **Feral Hogs:** It was noted that there is a feral hog problem within CRS. Susan has contacted a Chris Sawyer a hog trapper who traps feral hogs on ranches in the area at no cost -- he only wants the meat from the hogs. So, hopefully, his schedule will allow him to come out and look at our area in the next couple of months to see if he can help with our problem. Again, if we can get him, he will trap and remove the hogs from the subdivision at no cost to the CRS POA

CONSIDERATION OF ADEQUACY OF RESERVES:

James stated that we have adequate reserves at this time.

ANNOUNCEMENTS:

It was announced that the next regular board meeting will be held on Saturday, February 8, 2020, @ 9:30 a.m., at 25007 Montana Creek Crossing.

Since there was no further business, a motion was made, and all were in favor to adjourn the meeting. The meeting adjourned at 1:37 p.m.

Respectfully submitted,
Sean Finke. CRS POA Secretary