

**CANYON RIDGE SPRINGS POA**  
**MINUTES of 2018 ANNUAL MEETING of MEMBERS**  
**January 20, 2018**

A meeting of the members of the Canyon Ridge Springs (or "CRS") Property Owners Association (or "POA") was held on January 20, 2018, at the Holiday Inn Express, Marble Falls.

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

Paula Guerrero, President, presided as Chairman and called the meeting to order at 1:05 pm. She thanked everyone for attending.

**2. ROLL CALL:**

Sharon McBride, Secretary, reported all board members were present and owners of 23 lots attended, so a quorum was present for purposes of conducting business.

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

Sharon stated the notice of the meeting was mailed to members, and posted on the CRS website and on the bulletin board on December 15, 2017, at least 30 days prior to the meeting, as required by the CRS Bylaws.

**4. REVIEW OF MINUTES OF 2017 ANNUAL MEETING:**

The 2017 CRS POA Annual Meeting Minutes were approved last year after posting for two weeks and requesting comments or changes. No changes were made so the 2017 Minutes were approved. They were included today for reminder and review.

**5. OFFICER REPORTS:**

**President's Report:** Paula gave an overview of the major events in the POA in 2017.

- She reported the Fall Picnic was well attended and thanked Linda Rose for chairing and all the volunteers who participated.
- Aqua Texas replaced the water tank #2 off of Montana Creek Crossing this summer. She noted our other tank is older so we should keep our eye on it in the event it needs replacing in the near future.
- Paula reminded attendees who are interested in volunteering in the neighborhood to complete a *Call for Volunteers* form before leaving the meeting.

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

- *Total Deposits* were \$44,210.00 (includes payment of assessments, sale of gate remotes, resale fees, late fees, transfer fees and lien repayments). Two lots did not pay their assessments (\$750 uncollected) so property liens were placed on both lots.
- *Capital Balance* was \$185,293.61
- *Checking Account Balance* was \$6,000.00
- Carl noted that Landscaping cost the majority of the funds (40.73%), followed by Insurance (20.72%), Electricity (6.65%) and Irrigation (5.22%).
- Rodger commended Carl for his work as Treasurer and on the Infrastructure Committee on behalf of the POA.

**6. COMMITTEE REPORTS:**

**Architectural Review Committee (ARC):** Rodger Elliot reported:

- Five projects were reviewed and all were approved. A storage shed for lot 53, a swimming pool for lot 112, a swimming pool for lot 80, a horse paddock for lot 40 and new home for lot 49.

**Beautification Committee:** Sharon reported:

- A workday was held on May 19 with several volunteers trimming plants and cleaning beds at the front gate.

- She thanked Linda and Carl Rose and Barbara Matthews for spending time decorating the entrance at the holidays.
- Sammye Childers, the President of the Highland Lakes Native Plant Society of Texas, was invited to give suggestions about plantings at the front gate due to our proximity to the Balcones. Additional workdays will be held this spring to clean and mulch the beds and add plants.
- Carol and Kenny Lewis have instituted a monthly “COW CREEK CLEANUP”. It is the last Saturday of every month at 9:00 am. They meet at the Front Gate. Bring a garbage bag and gloves and help keep clean Cow Creek of bottles, cans and litter.

**Firewise Committee:** Al Garcia reminded residents:

- Canyon Ridge Springs is a Firewise Community so we are eligible for discounts on Homeowner’s policies from State Farm and USAA.
- He will post the phone numbers of the Sheriff’s Department at the bulletin board.
- Al also asked for property owners to keep track of the hours they spend trimming and clearing brush on their properties. He reports these hours to maintain our designation as a Firewise Community.

**Infrastructure Committee:** Carl Rose reported:

- Front Gate: The front gate is working and has been in good repair since a driver failed to stop in time and ran into it. The homeowner paid for all repairs. Recently the gate went off track due to a malfunction caused by a mouse in the gearbox; it was repaired.
- Brush & Tree Trimming: The next major project involves trimming brush and overhanging trees along the roadways and the park. We have received a bid for trimming oaks by the front gate, the mailbox and three in the park.
- Frontier Telephone: Due to continuing issues with landline phone service, he encouraged users to complain to them and the PUC if they have problems.

**Nominating Committee:** Sharon announced:

- The *Call for Nominations* form for the two board positions expiring today (held by Carl Rose and Roger Elliot who is filling in for Debra Deatherage) was mailed to Owners on November 6, 2017 meeting requirements of CRS Bylaws. Two candidates stepped forward, Candy Paquette and David Matthews. The election ballots and candidate biographies were mailed with the *Notice of the Annual Meeting*
- There is still one vacancy on the board for the position held by Richard Cornett.
- Next year there will be three board members whose terms will be expiring: Paula Guerrero, Richard Cornett and Sharon McBride. She asked owners to consider serving next year.

**Website Committee:** Paula announced:

- Our current domain, **canyonridgesprings.info**, will be expiring so we’ll be renewing it. The web address **canyonridgesprings.org** became available and we will buy and activate it soon, so either address name will go to our website. Once **canyonridgesprings.com** becomes available we will purchase that address too.
- You are encouraged to visit our website. It has useful information pertaining to our neighborhood, the POA and board meeting minutes.

**7. UNFINISHED BUSINESS:** Paula asked if there was any old business:

- The Fence: Carl has purchased the rails but is waiting for them to dry out and the weather to warm up. We have 15 gallons of paint in the storage unit. A workday will be announced when the weather improves.
- Vegetation along the fence line: Carl stated we will need a mower, chainsaw and possibly a brushhog to clear it back.
- There was discussion regarding excessive brush on vacant lots. We only have authority to cut back easements. We may seek bids for cutting back the easements. One member recalled a bid from several years before for \$8,000.
- Cleaning the mailboxes was postponed until a water supply is available. It was suggested we try using spray bottles with bleach water.

**8. NEW BUSINESS:**

- There was no new business brought to the board.

**9. CONSIDERATION OF ADEQUACY OF THE RESERVES:**

Carl stated we have adequate reserves; In the past three years the Capital fund has increased from \$98K to \$185K but it will be important to continue to build up this fund to pay for future road resurfacing which has become increasingly expensive.

**10. ELECTION OF MEMBERS OF BOARD OF DIRECTORS:**

There were 45 lots that cast votes so a quorum was met. The two candidates, Candy Paquette and David Matthews, were elected to the POA Board.

Since there was no further business, the meeting adjourned at 1:55 pm.

Respectfully submitted,

Sharon McBride  
CRS POA Secretary