

**FINAL
CANYON RIDGE SPRINGS POA
BOARD MEETING MINUTES
December 14, 2019**

A meeting of the Board of Directors of Canyon Ridge Springs POA was held on Saturday, December 14, 2019, at 9:00 a.m., at 25003 Montana Creek Crossing. Susan Fisher called the meeting to order at 9:14 a.m. and a quorum was present.

Board Members Present: Susan Fisher, President; Rick Guerrero, Vice President; Candy McGuire, Member at Large; and Sean Finke, Secretary. James Kitchens, Treasurer was out-of-town and 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 October 13, 2019. They were posted on the bulletin board and are available on the website.

OFFICER REPORTS;

President: Susan reported:

- Sent out updates and reminders in October 2019.
- Sent out survey to the entire POA membership regarding; speeding, upgrading front gate, and outside management.
- Requested and obtained a closed patrol with Sheriff's department.

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

Treasurer: James provided his report:

- Financials as of November 30, 2019

Capital Balance \$164,319.71

Checking Acct \$ 21,073.74

- Capital Expenditures FY2019-to-date
 - Ayrton 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
- October expenditures (non recurring)
 - Picnic-\$399.28
 - Roadside Signs-\$346.18
 - RCL (mowing) - \$1,411.00

COMMITTEE REPORTS;

Architectural Review Committee (ARC): Candy reported:

- Lot 40 – approval of a fire pit and privacy fence around a fire pit.
- Lot 30 – approval of home garage and driveway.
- Lot 91 – approval of garage/shed expansion.

Fall Picnic:

- Picnic came in under \$400. Next year's budget will be \$400.

Infrastructure Maintenance Committee (IMC): Rick reported:

- In need of at least 15 posts for the front fence, we will continue replacing the worst posts on a yearly basis as needed.
- Water main on Montana Creek Crossing caused road damage, obtaining a bid from Integrity.
- Light illuminating entrance sign needs replacing.
- Mold remover will be attempted on the stone of the mailboxes before deciding to power wash both structures. There is a need to trim a few trees that are encroaching on the roadway on a few lots and also the trees near the front gate, it was discussed that in an order to save on expenses this can be by volunteers with the lot owner's approval and with the rental of a chipper.

NEW BUSINESS:

- The survey results were collected and analyzed.
 - The results will be sent out to all POA members via the Annual Meeting Packet.
 - The survey and where we go from here will be discussed at the Annual Meeting.
 - A motion was made to table discussion of: Speed Bumps, Humps and Rumble Strips; Front Gate upgrades; and Outside Management until after the Annual Meeting on January 25, 2020. All were in favor.
 - The 2020 Budget was presented for approval and all were in favor. A copy will be distributed at the Annual meeting.
 - Special Road Assessment Disclosure for homes built on lots purchased AFTER January 1, 2020 was submitted for website and resale packet for new property owners.
- Annual Meeting. The Annual Packet (the "Packet") will be mailed by December 20, 2019 to all CRS POA Members via U.S. Mail. Year-end Committee reports were submitted and will be included in the Packet that will be distributed to the entire POA membership .
- Also, to be included in the Packet.
 - President's Annual Report
 - Ballot for Amending Bylaws to reflect the correct email address for contacting the board., with a self-addressed, stamped envelope.
 - Call for Volunteers to serve on various committees.
 - Survey Results.

Announcements:

- The Annual meeting will be held on Saturday, January 25, 2020. @ 1:00 p.m., at the Holiday Inn Express 714 Corazon Drive, Marble Falls TX 78654.

In accordance with the By-Laws the board will hold its Pre-Annual Meeting at 12:00 p.m. on January 25, 2020 at the same location as the Annual Meeting.

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

A motion was made, and all were in favor to adjourn the meeting. The meeting adjourned at 11:00 a.m.

Respectfully submitted,
Sean Finke. CRS POA Secretary