

**FINAL
CANYON RIDGE SPRINGS POA
BOARD MEETING MINUTES
DATE: FEB. 10, 2018**

A meeting of the Board of Directors of Canyon Ridge Springs POA was held on Saturday, Feb. 10, 2018, at the 11603 Montana Springs Dr. Paula Guerrero called the meeting to order at 10:15 am and a quorum was present.

Board Members Present: Paula Guerrero, Dave Matthews, Sharon McBride, and Candy Paquette

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

Approval of Minutes: The Board previously approved the minutes of the last board meeting held on Jan. 20, 2018. They were posted on the bulletin board and are available on the website.

OFFICER REPORTS:

President: Paula reported:

- The new volunteer names for each committee and their responsibilities were added to the Committee Roster
- Paula asked Dave to address the ARC roster to see if too many volunteers were on the committee and he said he would look into the matter

Treasurer: Sharon reported:

- There is \$32,145.95 in the checking account and \$185,302.49 in the savings account
- \$41,625.00 in 2018 Dues Received, and Dues In Arrears for 2018 was \$7,500.00
- Reminder Notices will be sent to the 11 property owners (20 lots) that are delinquent as of Feb. 12, 2018. Any dues not paid by Feb. 28, 2018 will owe \$25.00 in late fees in addition to their assessment
- Carl Rose (prior Treasurer) and Sharon had turnover on Thursday, Feb. 8, 2018, as well as transitioning the Wells Fargo debit/credit card for checking account to Sharon and taking Carl off the account
- Sharon made the proposal to close the storage unit currently being rented in Liberty Hill as only two 5-gallon cans of fence paint are currently being stored there. The cost of the unit is \$45.95 per month equaling \$551.40 per year. Paula made the motion to discontinue renting the storage unit, Candy seconded the motion and it was unanimously approved

Secretary: Candy reported:

- Sharon brought all the past POA Board paperwork to her on Jan. 30, 2018 to transition the secretarial responsibilities to Candy

COMMITTEE REPORTS:

Architectural Review Committee (ARC): Dave reported:

- A new house currently under construction (lot 49) is within the legal set-back restrictions
- The new owners closed on lot 57 and lot 66 and will begin clearing and mowing
- Candy Paquette responded to an inquiry via the CRS website from Chinh Doan regarding information on ARC house building requirements
- The swimming pool for lot 80 was completed
- Dave responded to an inquiry from Kim Cooper (lot 57) via the CRS website regarding ARC restrictions for building a home

Infrastructure Maintenance Committee (IMC): Sharon reported:

- 5 oak trees (by the mail box, gate and in the park area) were trimmed and branches removed for a cost of \$1500.00
- PEC was contacted (David Hunt) regarding tree branches by power lines. Help from PEC was requested and they came to CRS on 2/8/18 to trim some of the branches away from the power lines and an assessment was made at that time that further trimming was needed. PEC stated that the CRS neighborhood was on the schedule for major trimming of the branches from the transformers and power lines
- Sharon will call PEC to request that the schedule be moved up and the neighborhood trimming be completed sooner than the fall schedule
- Sharon proposed a Community Workday be held. She emailed the IMC Committee members to determine which projects they felt were important. They are as follows:
 1. Replace broken/rotted fence railings (Carl Rose has 10 rails at his house ready to be painted and installed)
 2. Repair and paint/stain picnic tables
 3. Trim additional tree branches extending into the roadways
 4. Clear brush along the easements (5'-10')
 5. Clear brush along Cow Creek fence line
 6. Clean limestone on mailboxes
 7. Paint entrance gate and key pad pole and cover
 8. Upgrade gate plant watering system/install drip irrigation
 9. Do minor repair on roads such as the corner of Montana Springs Dr and Montana Springs Cove

Following discussion the Board voted to approve a Community Workday for the first seven items on the list be held on Saturday, March 3 (with a rain date of March 10) beginning at 9:00am at the Front Gate. A picnic lunch (hot dogs, etc.) will be provided to encourage participation at 1pm at the pavilion. Sharon will send out invitations to the neighborhood and post a notice on the bulletin board. Paula will post the notice on the website.

Nominating Committee (NC): Candy reported:

- No new business to report

Website Committee (WC): Paula reported:

- Rodger Elliot's email address was corrected in the Infrastructure Committee group email

Beautification Committee (BC): Sharon reported:

- She will ask the BC Committee members to participate in the Work Day in the beds at the front gate area if it doesn't interfere with painting the gate

OLD BUSINESS:

- Paula inquired if a permit was granted from Burnet County on the septic system for lot 59. Dave responded that a septic permit was given by Burnet County
- A discussion was had on whether or not the driveway for lot 59 was a construction driveway and would be replaced with a concrete drive in keeping with the look of the others in CRS. Dave will send the lot owner a letter to that affect
- Sharon asked about the on going issue of loose dogs and/or longer than usual leashes on dogs in the neighborhood. Candy will draft a letter to the property owners in CRS and present to the board for approval before sending on the current regulations regarding these issues

NEW BUSINESS

- A discussion was had for the removal of the red yucca and trimming of the crepe myrtle at the front gate
- Paula inquired about the placement of the septic tank and lateral lines on lot 49. Dave said he would talk to the lot owner about the placement
- Paula asked the board to make sure that whomever responds to an inquiry via the CRS website be sure to respond to poa@canyonridgesprings.info so everyone on the board will receive notice of the response to avoid multiple responses to the same inquiry
- Gary McGuire said he would be happy to make a community newsletter if everyone contributed information. Further discussion will be necessary to decide if the cost/time warrants a newsletter
- Candy asked if there was a Hog Committee to discuss the possible sharing of the CRS POA hog trap or if anything could be done about the wild hog problem in CRS. Following discussion it was noted there is no official POA Hog Committee but Carl Rose has the POA hog trap in his yard. Any owner who wishes to use it should make arrangements with him. It is very large and heavy and will require several individuals to relocate it

The next board meeting will be held on Saturday, April 28, 2018 at 10:00 am at 12201 Montana Springs Dr.

Paula moved to adjourn the meeting; Dave seconded, and all were in favor. The meeting adjourned at 12:40pm.

Candy Paquette
CRS POA Secretary