

**CANYON RIDGE SPRINGS POA
BOARD MEETING MINUTES
November 10, 2018**

A meeting of the Board of Directors of Canyon Ridge Springs POA was held on Saturday, Nov. 10, 2018, at 25003 Montana Creek Crossing. Paula Guerrero called the meeting to order at 11:06 am and a quorum was present.

Board Members Present: Paula Guerrero, Sharon McBride, James Kitchens and Candy McGuire.

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 Sept. 22, 2018. They were posted on the bulletin board and are available on the website.

OFFICER REPORTS:

President: Paula stated there was no new business to report.

Vice President: James stated that Suzy Kitchens bought a new solar light to be installed at the front gate keypad. He plans to install it during Thanksgiving week.

Treasurer: Sharon reported:

- **Financials** as of Nov. 8, 2018

Capital Reserves	\$207,642.61
Checking Acct	\$2,277.56

- 2018 Property Taxes were paid for the three lots owned by the POA. The total amount owed was \$321.15, an increase of \$57.48 from 2017.

- 2018 Assessments: Payments were received from all of the lot owners for 2018. \$175.00 in late fees is currently owed by the Ontario, Canada investment group (Budco Holding Co.) for their seven lots and will be included in their 2019 Assessment for collection.

Secretary: Candy stated there was no new business to report.

COMMITTEE REPORTS:

Architectural Review Committee (ARC): Candy stated there was no new business to report.

Infrastructure Maintenance Committee (IMC): Sharon reported:

- Richard Cornett, Jack Ward and Rick Guerrero installed five fence rails on Oct. 29. They still need to be painted as well as the five Carl Rose installed previously.

- Several owners have commented about the lack of ability to open the front gates from the inside when they are on foot. Paula Guerrero volunteered to purchase, install and program a garage door type of opener for the gate to allow it to be opened from the inside while on foot.
- Roadway repairs/maintenance: The POA is facing some major repairs on the roads. We've been advised to have the roads seal-coated and the two intersections (Montana Springs Cove and Montana Creek Crossing) with the most damage repaired now. Bids were received from Hinds and Integrity for the following repairs:
 - Hinds: \$2,530 for asphalt-only on the four corners of the two intersections
 - Integrity: \$3,490 for asphalt mixed with concrete for the four corners of the two intersections (they said asphalt only would not hold up)
 - Integrity: \$5,540 for rebar and concrete for the four corners of the two intersections
 - Integrity: \$4.50/sq. ft. for asphalt repairs in roadway
 - Integrity: \$48,000 for seal-coating entire paved road area
- A motion was made to approve the bid from Integrity for the seal-coating of the roads as well as the \$5,540 bid to repair the corners with rebar and concrete and to use money from the capital account to make the road repairs; all were in favor.
- Sharon will contact Integrity to have them meet with members of the board in the next two weeks to provide us with a road maintenance plan for the roads. All repairs will be pending until the meeting with Integrity. Some Board members planned to visit the subdivision off of Singleton Bend (who recommended Integrity and have used them the past four years) to view their roads.

Nominating Committee (NC): Candy reported:

- The Call for Nominations letter was presented to the Board for approval; all were in favor. The letter will be sent to all lot owners on Nov. 14, 2018.
- The mass mailings with finalized bios of potential Board Candidates, annual meeting letter, ballots, and copy of the 2019 Annual Meeting Agenda will be mailed out 12/21/18.

Website Committee (WC): Paula stated:

- The web site was up to date.

NEW BUSINESS:

- A motion was made to defer the purchase of a CD until after a bid for a road maintenance plan is received; all were in favor.
- A motion was made to not raise the Annual Assessment Fees from the 2018 rate; all were in favor. The 2019 Assessment will remain at \$375 per lot. The 2019 Assessments will be mailed out after Thanksgiving.
- Board members reviewed and discussed the Proposed 2019 Budget. Following discussion about several line items, the Board agreed to draft a proposal with recommended changes. Sharon will make the changes and email to the Board for final approval.
- James made the suggestion to ask lot owners that attend the 2019 Annual Meeting (and an email to those that are not present) if they would like to be on a master list with their phone numbers/email addresses/addresses to be shared with all CRS lot owners.
- The 2018 Annual Picnic was a big success. We extended many thanks to Suzy Kitchens who chaired the Picnic Committee and the volunteers who helped to make it so enjoyable.

- Sharon stated several ditches along the roadsides were becoming increasingly eroded and deep from heavy rains and runoff. Following the discussion, it was decided to try to mitigate further erosion in 2019.

The next board meeting will be held on Saturday Dec. 15, at 12201 Montana Springs Dr. at 10:00am.

A motion was made and all were in favor to adjourn the meeting. The meeting adjourned at 12:57 p.m.

Respectfully submitted,

Candy McGuire
CRS POA Secretary