

**Canyon Ridge Springs Phase One
Property Owners' Association, Inc.**

**AGENDA
2014 ANNUAL MEETING OF MEMBERS**

Saturday, January 25, 2014
11:00 am
Holiday Inn Express
714 Corazon Drive
Marble Falls, Texas

General Discussion: 2013 Revisions to CRS CCR, 11:00 am to 12:00 pm

Annual Meeting:

- 1) Call to order (President, Stephen Nash)
- 2) Proof of Notice of Meeting (President, Stephen Nash)
- 3) Call for ballots
- 4) Review, Correction and Approval of Minutes of 2013 Annual Meeting of Members
- 5) Report of Officers
 - a) President, Stephen Nash
 - b) Treasurer, Doug Campbell
- 6) Reports from Committees
 - a) Infrastructure Monitoring Committee (Chair, Doug Campbell)
 - b) Architectural Review Committee (Chair, Brent Fisher)
 - c) Covenants, Conditions and Restrictions (CCRs) Revisions Committee (Chair, Brent Fisher)
- 7) New Business
 - a) Approval of 2014 budget
 - b) Call for volunteers for committees
 - c) Appointment of 2014 Nominating Committee
- 8) Consideration of Adequacy of Reserves
- 9) Election of Board Members
- 10) Adjournment

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Minutes of the 2014 Annual Property Owners' Meeting

The 2014 Annual Canyon Ridge Springs Property Owners' Meeting commenced at the Holiday Inn Express, Marble Falls, Texas on January 25, 2014, at 11:00 AM. President Stephen Nash began by opening the floor for discussion of proposed revisions to the Canyon Ridge Springs Covenants, Conditions and Restrictions. The discussion was moderated by Brent Fisher, Chairman of the CCR Revision Committee. Ms. Judy Drew commended the Committee for the work done to develop and present the revisions to the property owners.

Ms. Renee Latham expressed concern regarding any proposed inspection of properties of current residents. She discussed at length the need to improve the appearance of all lots in CRS, stating that many lots were poorly maintained and this contributed to a general appearance of CRS as "distressed property" which in turn decreases property values for all property owners. Ms. Latham also questioned what steps the Board planned to take to remove dead trees from lots. Mr. Nash replied to her questions. He first explained that an attorney had been retained to advise the POA Board regarding what actions could be taken to address properties in disrepair; the lawyer would prepare letters to be sent to owners of lots identified as being in need of clearing, etc. Mr. Nash further addressed the issue of inspecting properties, stating the Board members would be more diligent in the future to ensure that construction approved by the ARC would proceed in way that conformed with the plan approved by the ARC. Ms. Latham stated her preference that property owners who identified a possible violation of the CCRs would first address their complaint to the neighbor involved and attempt to resolve the issue themselves. She further requested that any complaint brought to the Board not be anonymous and that the accused property owner be made aware of the complaint, as well as who filed the complaint. She also requested that the Board remember that they represent the interests of all property owners.

Mr. Fisher reviewed the process of revision that has been ongoing since 2011. He discussed how the revision format offered an opportunity for property owners to comment on the revisions multiple times. These comments led to further revision. Mr. Fisher reviewed the annual report of the CCR revision committee and emphasized how few significant changes were currently proposed.

Ms. Guerrero, a former member of the Revision Committee, stated her ongoing concern that the revisions were presented for an "all or nothing" vote. She advocated presenting one change at a time for vote. Mr. Fisher disagreed, stating that the revision process had provided multiple opportunities over the past year for property owners to review proposed changes and provide feedback to the committee. Mr. Mark Lester reiterated that the proposed CCR revisions up for vote represent no significant changes from the original document.

Mr. Nash then called for any final discussion and Mr. Alan Futrell asked that the discussion be closed and voting proceed.

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- 1) President, Stephen Nash, called the meeting to order with seventy-seven lots (68%) represented.
- 2) President, Stephen Nash, stated notice of the Annual Meeting of Property Owners was mailed to all property owners November, 2013.
- 3) President Stephen Nash called for all ballots to be presented for counting, at which time the meeting was briefly recessed until voting results were known. Mr. Nash announced the Mr. Larry Wright had been elected to fill the vacancy on the Board. Mr. Nash also announced that the proposed CCR Revisions had been approved, and advised that the revision process will continue.
- 4) Minutes of the 2013 Annual Property Owners Meeting were reviewed and approved as written.

5) **Report of Officers:**

President Stephen Nash recognized Mr. Fran Berns for developing and maintaining the CRS website, as well as the CRS Facebook page. He also discussed projects proposed for 2013, including updating of landscaping at the CRS entrance and maintenance of the fencing adjacent to Cow Creek Road, which were not done because of budgetary constraints. Mr. Nash advised that the 2014 budget will allow adequate funding to complete these projects if residents are willing to volunteer to do the work.

Treasurer Doug Campbell discussed expenditures occurring in 2013, as well as the current financial status of the POA and proposed budget for 2014 (detailed report attached).

6) **Reports from Committees:**

Chairman Doug Campbell reviewed 2013 activity of the Infrastructure Committee (Detailed report attached).

Chairman Brent Fisher reviewed 2013 activity of the Architectural Review Committee, including projects submitted for review and approval, as well as new construction activity. (Detailed report attached).

Chairman Brent Fisher referred to previous discussion of revision of the CCRs as well as the attached summary of activity of the CCR Revision Committee.

7) **New Business:**

Treasurer Doug Campbell presented the budget proposed for 2014. Mr. Rodger Elliott questioned the need to retain a lawyer to advise the Board on specific issues. He also inquired about the process of notifying property owners whose lots were identified as being in need of maintenance/tree removal. President Stephen Nash advised that, to date, no action had been taken to notify specific property owners and that such notice would be prepared by the attorney. Ms. Latham questioned why the letter would be sent by the lawyer rather than the Board. Ms. Donna Futrell stated that removal of trees affected by oak wilt requires special and costly procedures to prevent spread of the disease. Ms. Paula Guerrero questioned the amount budgeted for lawn and sprinkler maintenance. Mr. Campbell advised money allocated for updating landscaping at the entrance was included in amount budgeted for lawn/sprinkler maintenance. There being no further questions, Mr. Bob Whitwell called for a vote on approval of the proposed 2014 budget. The budget was then approved.

Mr. Nash issued a call for volunteers to serve on various POA committees, as well as work parties to perform maintenance activities, such as landscaping of the entrance and repairing/repainting the fencing. Mr. Whitwell asked for information on committees in need of volunteers. Ms. Elliott advised that a form providing that information was available.

Mr. Nash then asked for volunteers to serve on the 2014 nominating committee. Ms. Susan Fisher and Ms. Linda Rose volunteered.

8) President Stephen Nash, referred property owners to the current budget proposal, in declaring the reserves adequate.

9) Election of Board Members:

Mr. Nash confirmed Larry Wright elected to fill the vacancy on the 2014 Board. Mr. Michael Jrab asked if preferred vendors could be listed on the CRS website. After brief discussion, Mr. Berns agreed to create a section on the website where individual property owners could recommend vendors with whom they had had a satisfactory experience.