

**CANYON RIDGE SPRINGS POA
BOARD MEETING MINUTES
JULY 21, 2018**

A meeting of the Board of Directors of Canyon Ridge Springs POA was held on Saturday, July 21, 2018, at 11603 Montana Springs Dr. Paula Guerrero called the meeting to order at 10:45 am and a quorum was present. Dave Matthews was not present.

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

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 April 28, 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

Treasurer: Sharon reported:

- Financials as of July 17, 2018

 Capital Reserves \$204K+
 Checking Acct \$9K+

- Resale Certificate processed for five lots (17, 57, 58, 66, 84) for \$1,625 total

- No action was taken on the property insurance renewal. She will investigate alternatives in August

- The purchases of a Lenovo laptop computer for \$387.99 and QuickBooks 18 for \$189.99 were made from Best Buy

Secretary: Candy reported:

- Certified mail/return receipt requested letters were sent to the owners of Lots 39 and 59 for CCR violations

COMMITTEE REPORTS:

Architectural Review Committee (ARC): Dave reported:

- House plans for Lot 24 were approved. Owners are waiting for financing approval before home building can begin

- House plan approval for Lot 74 on hold pending questions to the lot owners

- There was general discussion regarding detailed building questions being asked of owners planning construction. Candy requested a checklist for the owners to quickly answer questions so ARC members will know they are abiding by the CCR's. Paula noted that Roger Elliot developed such a checklist last year when he was on the ARC. Paula will look for a copy to provide to the ARC. Also, Paula will send an email reminding ARC members to follow CCR's when reviewing house plans.

Infrastructure Maintenance Committee (IMC): Sharon reported:

- The front gate system was replaced for \$10,896.10. Insurance agreed to cover the cost of repairs only, less \$1000.00 deductible. A check to be sent to POA for \$3192.80.
- The irrigation system at the front gate was replaced (due to damage during a recent storm) with a Hunter system by Premium Lawncare & Maintenance. A bid was given for \$600.00; we are still waiting on the final bill.
- Al Garcia, Carl and Linda Rose, and Sharon continued with the picnic table repairs/repainting. An additional top coat is still needed on the tables
- Electricity to the Pavilion outlets stopped working. All-N-One Electrical repaired the wiring for \$220.00.
- One fan is not working in the Pavilion and the other two need to be replaced. A motion was made and seconded and all were in favor to replace all the fans with new lights only.
- Sharon received one road repair bid from Hinds Paving. Three areas were identified as follows:
 1. Shoulders/road edge of Montana Springs Drive & Montana Springs Cove: \$1,130.00
 2. Shoulders/road edge of Montana Springs Drive & Montana Creek Crossing: \$1,400.00
 3. Road below Lots 86 & 87 on Montana Springs Drive: \$7,650.00
 Total bid: \$10,180.00
- Sharon will ask for the cost of repaving Montana Springs Drive above Lot 73 to the end of the cul-de-sac so cost can be figured into the road maintenance budget for future repair.
- PEC sent tree trimmers to our neighborhood the week of June 17th to remove limbs that were interfering with overhead electrical wires
- Complaints were made regarding overgrown tree limbs and Roosevelt Willows that have encroached into the road scratching cars, camper trailers, RV's and trucks. A motion was made, seconded and all were in favor that the owners of the Lots in question be identified and sent an email to trim back those limbs/Roosevelt Willows, etc. per the CCR's.
- Ten fence rails still need to be installed. Linda Rose has volunteered to coordinate a neighborhood workday for the rail installation.

Nominating Committee (NC): Candy reported:

- A blanket email will be sent to all CRS property owners for a Call For Volunteers for the upcoming vacant Board positions as well as volunteer positions for 2019 with a follow up letter to be sent in September

Website Committee (WC): Paula reported that there was no new business except to enter revised credit card information

Beautification Committee (BC): Sharon reported that all expenses for repairing/staining of the picnic tables were charged to the Beautification budget item

OLD BUSINESS:

- The follow up on the two letters sent to the owners of Lot 39 (shrub bed/front tree maintenance) and Lot 59 (satellite needs to be moved to a location behind the house). Both owners received the certified letters and Lot 39 maintenance has begun (we will monitor to make sure it is completed), and Lot 59 has agreed to relocate the satellite dish
- Richard Cornett's position will remain vacant until the General Election in January 2019

NEW BUSINESS:

- Discussed possible 2019 Property Assessment increase depending on the results of estimate 2019 budget, future projects and determining required reserves. Sharon and Paula will work together on this
- Proposed purchase of a CD with a portion of the Capital Reserves. A motion was made and all were in favor of investing \$100K in a CD for up to 18 months with a minimum return on investment of 2%. Sharon will begin investigating possible sights for a CD investment
- Sharon received some comments about our new gate code being posted on a FaceBook page that has been an unofficial page for our CRS neighborhood. The gate code has been removed from the site
- An anonymous complaint was received on the website Contact page regarding a large crate or possible trailer on Lot 10 & 11 that is within view of Montana Ridge Pass. Paula, Sharon and Candy physically drove to view the crate. An email will be sent to the owners to establish what the crate/trailer is being used for and for how long. When that is established this will either be relegated to the ARC Committee, or the owners will be asked to remove it promptly

The next board meeting will be held on a Saturday in September to be determined (at a future date) once Dave has returned

A motion was made, seconded and all were in favor to adjourn the meeting. The meeting adjourned at 2:40 p.m.

Respectfully submitted,

Candy McGuire
CRS POA Secretary