

**CANYON RIDGE SPRINGS POA
BOARD MEETING MINUTES
SEPTEMBER 22, 2018**

A meeting of the Board of Directors of Canyon Ridge Springs POA was held on Saturday, Sept. 22, 2018, at 12201 Montana Springs Drive. Paula Guerrero called the meeting to order at 10:13 am and a quorum was present.

Board Members Present: Paula Guerrero, Sharon McBride and Candy McGuire. A motion was made to replace David Matthews, V.P. on the POA Board with James Kitchens. The motion was seconded and all were in favor.

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 July 21, 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 Sept. 20, 2018**

Capital Reserves	\$207,632.37
Checking Acct	\$7,366.52

- Resale Certificates processed for six lots (17, 57, 58, 66, 84, and 107) for \$1,950.00 total

- The insurance claim check for \$3,192.80 for reimbursement for the gate was received and deposited into the capital account, making the final cost for the new gate system \$7,703.30

- Property Insurance Renewal: Requested quotes from three insurance companies in Marble Falls: Galloway, Watkins and Farmers to be effective October 1, 2018:
 1. Insurance needed is D & O (Director’s and Officer’s) and Property Insurance & General Liability
 2. Initial quotes from Galloway and Watkins are between \$2,000-\$2,400, which is within budgeted amount. Difficulty getting D &O Insurance because of vacant lots.
 3. Farmers could not find any underwriters willing to insure our community

- Continued investigation to purchase a CD with \$100K of Capital Funds at R Bank in Bertram: 2.40% for 12 months, 2.55% for 18 months:
 1. They need a copy of Articles of Incorporation, Bylaws, CCR’s, Form SS4 with EIN number, and a copy of the detailed minutes, authorizing the purchase of the CD(s)
 2. A copy of the EIN number was ordered from the IRS and will arrived early October
 3. Signers (Sharon McBride and Candy McGuire) will go together with two pieces of ID to sign when all paperwork is ready
 4. Sharon suggested a “ladder” type of CD investment: \$35K for 6months, \$35K for 12 months, and \$30K for 18months. A motion was made to purchase a “ladder” CD investment; the motion was seconded and all were in favor
 5. James suggested we wait until we receive the bid from the asphalt paving company prior to proceeding with the purchase of the CD’s.

- End of Year (EOY) Planning
 1. Draft 2019 Budget
 2. Develop 2019 Property Assessment amount and set date for mailing
 3. Set dates for the 2019 Annual Meeting and Call for Nominations and when to mail Ballots
 - a. Meeting to be held at the Holiday Inn Express (the Holiday Inn Express will be called to make a reservation), Marble Falls, at 1:00pm on Jan. 26, 2019
 - b. Call for Nominations and Ballot mailing will be decided at a future date/time by the Nominating Committee

Secretary: Candy stated there was nothing new to report

COMMITTEE REPORTS;

Architectural Review Committee (ARC): Candy reported:

- A motion to have Candy take over the ARC Chair position from Dave Matthews was made, seconded and all were in favor

Infrastructure Maintenance Committee (IMC): Sharon reported:

- Premium Lawncare and Maintenance replaced the irrigation system with a Hunter system for \$1,199; there were additional issues with the wiring
- A neighbor requested lighted keypad at the gate. James Kitchens volunteered to purchase a solar powered spot light for the key pad to avoid the added expense of a new keypad being installed and all Fob's being reprogrammed
- After the last Board meeting, the wiring was repaired at the Pavilion and the lights now work, the lights that were recently purchased to replace the light/fan combo were returned
- No additional road repair bids have been received since July. Sharon spoke with a representative from a small gated community off of Singleton Bend Road who recently contracted with a company called Integrity to pave the streets in their neighborhood after extensive research. Sharon will have a member of the IMC reach out to Integrity to get quotes for the streets in CRS with the bid broken up into sections
- The front gate area was mowed on Tuesday, Sept. 18th. The park and sides of roads will be mowed today, Sept. 22 by RCL
 - a. They will trim the one oak tree impeding the road on Montana Springs Drive on lots 36 & 37 due to numerous complaints from homeowners about the road being impassable by RV's. They will lift the canopy and will spray for oak wilt
 - b. They will use a chain saw to cut back larger brush within five feet of edge of road prior to mowing
 - c. They will also remove brush
- Emails were sent to all property owners to trim their tree branches overhanging the roads due to complaints:
 - a. Owners without email addresses were sent letters'
 - b. As of today, seven absentee lot owners have reached out to find out if their property was at issue
 - c. The next plan of action will be to send specific letters to those individual owners with trees, brush or branches that need to be trimmed

Nominating Committee (NC): Candy reported:

- Candy reported that three responses were received from people from the community expressing interest in joining the 2019 POA Board

Website Committee (WC): Paula stated:

- Paula made a motion to use the budget to renew our website and domain name which will expire in October 2018, the motion was seconded and all were in favor

Beautification Committee (BC): Sharon stated:

- Sharon made a motion to combined Infrastructure and Beautification Committees, it was seconded and all were in favor. From this day forward, it will be known as only the Infrastructure Committee
- Linda Rose painted the second coat on the picnic tables
- Carl Rose installed six fence rails. There are four more rails to install and all ten rails need to be painted

OLD BUSINESS:

- James and Suzy Kitchens had a meeting for the Fall Picnic on Sept. 15, 2018 to discuss all tasks for the picnic
- Paula will post the date/time of the Fall Picnic on the website
- Paula will set up an evite to the homeowners for the picnic for responses on what dishes people will bring
- The homeowners of lots 10 and 11 will be contacted regarding the numerous complaints of early morning loud vehicles visiting their home

NEW BUSINESS: No new business was discussed

The next board meeting will be held on Saturday Nov. 10, at 25003 Montana Creek Crossing at 11:00am

A motion was made, seconded and all were in favor to adjourn the meeting. The meeting adjourned at 12:36 p.m.

Respectfully submitted,

Candy McGuire
CRS POA Secretary