

**CANYON RIDGE SPRINGS POA
MINUTES of 2017 ANNUAL MEETING of MEMBERS**

January 21, 2017

A meeting of the members of the Canyon Ridge Springs (or “CRS”) Property Owners Association (or “POA”) was held on January 21, 2017, at the Holiday Inn Express, Marble Falls.

1. CALL TO ORDER & OPENING REMARKS:

Paula Guerrero, President, presided as Chairman and called the meeting to order at 2:05 pm. A quorum was not present for the purpose of conducting business.

2. PROOF OF NOTICE OF MEETING:

Sharon McBride, Secretary, stated the notice of the meeting was mailed to members, and posted on the CRS website and on the bulletin board by the mailboxes on December 14, 2016, at least 30 days prior to the meeting, as required by the CRS Bylaws.

3. REVIEW & APPROVAL OF MINUTES OF 2016 ANNUAL MEETING:

Paula asked if anyone had any changes to the 2016 meeting minutes as presented. There were no changes; the minutes were approved.

4. OFFICER REPORTS:

President’s Report: Paula gave an overview of the events of 2016. She noted the Fall Picnic was well attended and came in under-budget; several POA residents have voluntarily decorated the front gate for the holidays; and that the board made a concerted effort to build up the reserves. She reported an incident of vandalism occurred one week ago when graffiti was spray painted on the sign at the front gate. All owners were reminded to report any unusual activity they witness in the subdivision as soon as possible to the CRS POA Board.

Treasurer’s Report: Carl Rose, Treasurer, reviewed the summary of the expenses, revenues and balances of accounts for 2016 (attachment). The lot assessment for 2016 was \$375 (no change). As of December 31, 2016:

- *Total Deposits* were \$45,729.46 (includes payment of assessments, sale of gate remotes, resale fees, transfer fees and lien repayments; only one lot did not pay their assessment due to being in foreclosure)
- *Capital Balance* was \$154,848.59
- *Checking Account Balance* was \$14,087.05.

The only item over-budget was for repairs of damage to the front gate that was the result of a lightning strike. Carl also announced he made “*Irrigation*” its own line item in the budget to keep better track of associated costs. He also noted in 2016 he was able to purchase an insurance premium for half the cost of what we paid previously for the same coverage.

5. COMMITTEE REPORTS:

Architectural Review Committee (ARC): Richard Cornett reported seven requests came before the ARC Committee during 2016. They were requests to: build two new houses, to build a casita, and to install fences, a deck and a shed; six were approved and one was denied due to non-compliance.

Firewise Committee: Al Garcia distributed handouts concerning fire safety rules and regulations and a list of the flammability ratings of landscaping plants. He reminded all homeowners to be aware of the burn rules for the county where they reside.

- Burnet County requires notification anytime you plan to burn.
- Burning is not permitted until one hour after sunrise.
- Debris can't be added to a burning pile after 5pm.
- Burning is not permitted on windy days or low humidity days (i.e. Red Flag Days) or when a Burn Ban is in effect.

He also noted that USAA Insurance offers Homeowner's Insurance discounts for residents living in Firewise Communities. There may be other insurance companies that will offer a discount on homeowner's policies if a home is in a Firewise Community, so ask. Our Firewise Community status has been renewed for 2017.

Infrastructure Committee: Carl Rose reported:

- Front Gate: The front gate is working and has been in good repair since the lightning strike.
- Irrigation System: The irrigation system at the front gate is currently malfunctioning; a technician is scheduled to repair it.
- Park: Some oak trees in the park need trimming; we are waiting for a bid.
- Road Maintenance: Our roads are in good repair, but that can change; heavy equipment will be using the roads to build new homes.
- Roosevelt Willow Removal: Carl noted several owners have removed Roosevelt Willows from their properties. He reminded everyone to remove any Roosevelt Willows, especially those growing within five to ten feet of the easement of the roads, as their roots destroy the pavement along the edges of the roads.

Nominating Committee: Sharon McBride announced there would be two vacancies on the CRS Board in 2018; Carl Rose and Debra Deatherage's terms will be expiring. She asked anyone interested to serve as a board member to notify a current board member or to complete and return the *2017 Call for Volunteers* form distributed at the beginning of the meeting.

6. NEW BUSINESS:

Beautification Committee: Paula Guerrero announced the formation of a new committee with a \$1500 budget for the purpose of beautifying the appearance of the front gate area.

Call for Volunteers: Paula requested anyone interested in volunteering in our community to submit a *2017 Call for Volunteers* form. Also, there will be additional opportunities to volunteer during a community workday to be announced in the next several months.

Other New Business:

- The “no trespassing” sign on the entrance to the park has faded; non-owners have been observed using the park. The sign will be replaced.
- An owner stated there has been heavy erosion along the ditch at Montana Creek Crossing due to the recent rains. Paula noted that this was not caused by heavy rains. Instead, a recent major water line break and the repair of that break had resulted in disturbed soil in the ditch and mud on the roadway.
- New rails and brackets will be purchased in Lampasas and painted to repair the fence this year; it’s another volunteer opportunity.

7. ADEQUACY OF RESERVES:

Carl Rose stated we have adequate reserves; there is \$154K in the Capital Reserves and he anticipates at the current pace of saving we can double that within five years. There was general discussion about road maintenance and costs.

8. QUESTION & ANSWER PERIOD:

Paula led a question and answer period:

- Removal of dead trees from properties: There was general discussion about the POA removing unsightly dead trees from properties. The lot across the street from the mailboxes (with several dead oak trees) was recently sold and the new owners plan to remove the dead trees and build a home.
- Linda Rose commended Al Garcia for his volunteer efforts in the community, particularly for taking care of the front gate.
- Aqua Texas is accepting bids to replace the tank at Water Station #2 as it has leaked all year despite several efforts to repair it.
- We welcomed three new families in the subdivision this year: the Cornett’s moved into their new home, the Cowan’s purchased the Whitwell’s home and the Ward-Bell’s purchased the Meyer’s home.

Since there was no further business, the meeting adjourned at 3:02 pm.

Respectfully submitted,

Sharon McBride
CRS POA Secretary