



Ridge Harbor POA
P.O. Box 638
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(830) 798-2270

President – Gary Sengbusch
Vice President – Paul Levine
Treasurer – Paul Kronbergs
Communications – Herb Krasner
Director of Facilities – Gennaro Bonomo
Property Manager (s) – Mary Lynn Ray

Ridge Harbor POA Board Meeting - July 12, 2010: Minutes (final)

Location: Home of Gennaro Bonomo, 807 Wesley Ridge Dr.

Call to Order

- Gary Sengbusch called the meeting to order at 6:06 P.M.
- RHPOA Board members in attendance were: Gary Sengbusch, Paul Kronbergs, Gennaro Bonomo, Herb Krasner and Paul Levine. Mary Lynn Ray (Property Manager) was also present at the meeting.
- Electronic board member voting had already officially approved the minutes of the previous board meeting, which was posted on the Ridge Harbor web site.

Agenda Items

1. Member comments – members in attendance were: Sherri Curry
2. ACC report – Joe Khoury stated that 1 new application was received and needs to be signed.
3. Treasurers report – Paul Kronbergs:
 - a. Reported the bank balances summary as of 7/12/10 of \$96,290.50 on deposit
 - b. no major issues with the budget or current spend plan were reported
4. Property managers report – Mary Lynn Ray gave brief summaries of the following items:
 - a. The A/R Aging report – there is a balance due of \$42,851.99 (down from last month) as of 7/12/10 for delinquent POA membership fees – many of the largest offenders have liens filed against their property. Dues that are late are being assessed 18% late charges.
 - b. Gazebo restroom doors need refinishing/replacing. Gennaro checked them over and recommended that we buy and paint 2 new doors. Project still pending.
 - c. New sales activity – it was reported that 3 properties changed ownership over the month.
 - d. CCR/ACC Violations summary – there were a few new violations reported last month. Letters have been sent to inform the violators. Several old issues remain unresolved.
5. Other board discussion items – the following items were briefly discussed:
 - a. Gate control – Sherri reported that the new gate software is still causing problems and the database cannot be externally backed up. Paul and Herb will meet with Sherri next week for further evaluation of options.
 - b. Parking at the boat ramp – New signage at the boat ramp has been installed. The contact information for the towing company has been added to our policy of towing illegally parked vehicles. The Board will place pink violation stickers on violator vehicles. We will order rear view mirror hangers for better identification of members and their guests. An announcement of our new process will be published.
 - c. Traffic control – Paul Levine will write floater/flitter article, explaining the new process of notifying speeders.
 - d. Dead tree in common area – Mary Lynn is to have it removed.
 - e. Uncontrolled burning – Herb is to draft a “no burning” policy to consider for inclusion in the CCRs.
 - f. Unauthorized use of common area facilities – The board takes the position that no individuals may run a “for-profit” business using our common facilities.
 - g. Issue resolution process – the board discussed and agreed to a more formal process for resolving issues that arise in the neighborhood that must be dealt with between our monthly meetings. This process will include: information gathering pertinent to the issue at hand, an email vote on what to do, if the vote is not unanimous then an impromptu meeting will be convened to resolve the matter.
6. New Business
 - a. Road - Several areas of our roadways that were chip sealed are showing early wear and tar coming through. Paul K. has patched some spots as a trial to see if that will help. More discussion next time.

- b. Several members have expressed an interested in relooking at a strategic plan for the neighborhood. Such a plan was done a few years ago and should be revisited by a new committee if formed.
- c. Herb is to update the Board and ACC contact list information.

Meeting Close

- The next RHPOA Board meeting will be held on Monday, August 2, 2010, at 6pm at the house of Paul Kronbergs, 226 Cover Creek Dr.
- A motion was made by Paul Kronbergs to adjourn the Board meeting, and was seconded by Herb Krasner. The Board meeting was adjourned at 8:11 P.M.