



Ridge Harbor POA
P.O. Box 638
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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 - June 7, 2010: Minutes (final)

Location: Home of Paul Levine, 1237 Ridge Harbor 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: Glenn Degian
 - a. Glenn discussed potential fire dangers in the neighborhood and proposed that we have some kind of “no burning” policy for the POA. The board will try to invite someone to our annual meeting to discuss Fire Prevention Safety. A draft policy will be investigated by Herb.
2. ACC report – No member of the ACC was present. Paul Levine delivered a package of applications from Joe Khoury, but it was noted that ACC signatures were missing on the forms.
3. Treasurers report – Paul Kronbergs:
 - a. Reported the bank balances summary as of 6/6/10 of \$105,363.95 on deposit
 - b. Partial payment (1/2) was made to Hines for the road repairs. All were pleased with the work done.
 - c. no major issues with the budget or current spend plan were reported
 - d. the Board thanks Chuck Larry for his \$500 donation to the road fund
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 \$45,111.87 (down from last month) as of 6/7/10 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 pending.
 - c. New sales activity – it was reported that 2 properties changed ownership, and 1 contract was pending.
 - d. CCR/ACC Violations summary – there were a few new violations reported last month. Letters have been sent to inform the violators. Only one was resolved.

Ongoing problems include:

 - i. The need for Keith Huff to follow through with covering his propane tank was discussed yet again. He will be given 6 more weeks to see if the plants being grown will cover the tank.
 - ii. Although the gravel driveway at Zunker’s was completed, there is a need to place a large boulder to prevent driving over the irrigation system.
 - e. Neighborhood safety - Mary Lynn met with a deputy sheriff and will they drive by the neighborhood late at night to look for vandalism. Creating a neighborhood watch team was recommended, and committee members should be sought.
 - f. Property Manager’s Responsibilities – Mary Lynn delivered her list of current job responsibilities. It was requested that she send these to the board in electronic form, which was done. Board members will review this and discuss it at the next meeting.
5. Other board discussion items – the following items were briefly discussed:
 - a. Tennis courts resurfacing project was completed last week.
 - b. Gate control – apparently the new gate software has been losing certain codes. It was recommended that the gate committee and Sherri do a further investigation of what is causing that to happen.
 - c. Illegal parking at the boat ramp - The signage at the boat ramp states our policy of towing illegally

parked vehicles, which we now intend to enforce. Orange notices will be placed on violator vehicles by the Board. We are arranging to contract with a towing company to remove those violators. The signage will be updated to define who to call to retrieve your towed vehicle.

- d. Traffic control – Paul Levine has drafted several items to deal with speeders. He presented a possible floater/flitter article, and several template letters use to warn and then fine persistent speed limit violators. Board members are to review these and provide comments. Paul also investigated and presented his idea for purchasing a mobile radar sign. A ballpark purchase price was discussed. Paul will also investigate purchasing and placing another STOP sign inside of the back gate.

6. New Business – no new items were discussed

Meeting Close

- The next RHPOA Board meeting will be held on Monday, July 12, 2010, at 6pm at the house of Gennaro Bonomo, 807 Wesley Ridge 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 7:27 P.M. Members of the board then went to the pool and fixed the concrete table that had been disassembled.