



Ridge Harbor POA  
P.O. Box 638  
Spicewood, TX 78669  
(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 – Sept. 13, 2010: Minutes (final)

Location: Home of Herb Krasner, 203 Quail Run Ct.

#### 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, Paul Levine, Gennaro Bonomo and Herb Krasner. Gary had to depart at 7:38pm and Paul Levine ran the rest of the meeting. 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: Susan Reid and Kathy Gabriel. Susan reported a suspected act of vandalism to her dead fig tree. Kathy Gabriel was there to discuss the Coen/Trojanowski replat of the lot in between them. The board unanimously approved the replat.
2. ACC report – none.
3. Treasurers report – Paul Kronbergs:
  - a. Reported the bank balances summary as of 9/13/10 of \$76,477.17 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 \$41,880.73 (down from last month) as of 9/13/10 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. The board requested that Mary Lynn organize the list into 3 categories: those owing just dues, those owing just fines, and those owing both.
  - b. New sales activity – 207 Quail Run Ct. was sold to Clarence Sams & Peggy Whitson. Lot 74 is now owned by the Herrera's. Mary Lynn to check with the title company for amounts due the POA.
  - c. Tree trimming/removals – Lalo removed 3 dead oaks from the common areas.
  - d. Visitor/resident car hangers – new hangers were shown to the board and will be distributed to members along with the annual meeting letters.
  - e. Trespassing punishments – further discussion on this issue is needed, and perhaps “no trespassing” signs will be needed at the gates.
  - f. CCR/ACC Violations summary – there were several new violations reported last month. Many of them deal with “yard needs mowing/repair” type issues. 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. Illegal vehicles – the RHPOA CCRs, section 7.18 strictly forbids abandoned or non-functional vehicles from being in the public view. This section also forbids vehicles from parking on the front lawn of a residence. The board intends to enforce this regulation.
  - b. Traffic control – a radar device was approved for purchase, along with a few new speed limit signs.
  - c. Burn ban policy – a “no burning” policy will be presented at the Jan. POA meeting as an amendment to the CCRs.
6. New Business
  - a. Finances – the board discussed the desirability of having yearly contracts for landscaping and property manager. These would be rebid every year. More discussion will happen next meeting.
  - b. Annual meeting – the board discussed an improved proxy form for the next annual meeting.

#### Meeting Close

- The next RHPOA Board meeting will be held on Monday, October 4, 2010, at 6pm at the house of Gary Sengbusch, 236 Cove Creek Drive.

- A motion was made by Paul Kronbergs to adjourn the Board meeting, and was seconded by Herb Krasner. The Board meeting was adjourned at 8:06 P.M.