



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 - February 1, 2010: Minutes (final)

Location: Home of Gennaro Bonomo

Call to Order

- Gary Sengbusch called the meeting to order at 6:05 P.M.
- RHPOA Board members in attendance were: Gary Sengbusch, Paul Kronbergs, Paul Levine, Gennaro Bonomo and Herb Krasner. 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 Wendy Foreman and Rusty Johnson. No comments.
2. ACC report – none, no ACC members in attendance
 - a. The board discussed whether the plans to develop lot 84A were in compliance with the Courtside development requirements. The ACC needs determine that and let the board know.
3. Treasurers report – Paul Kronbergs
 - a. He reported the bank balances summary as of 1/31/10 of \$120,619.63 on deposit
 - b. He reported no major issues with the budget or current spend plan
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 \$54,809.64 as of 1/31/10 for delinquent POA membership fees – many of the largest offenders have liens filed against their property
 - b. CCR/ACC Violations summary – there were 3 new violations reported so far in 2010 – warning letters have been issued – all have been resolved
5. Other board discussion items – the following items were briefly discussed:
 - a. The issue of the POA selling Courtside Lot 17 was discussed. The straw poll taken at the annual meeting was 100% in favor of selling this lot. The board has decided to sell the lot in the future when market conditions have improved.
 - b. Road conditions – there are several spots in need of some more gravel, including outside the front gate, and in front of the villas. The board will consider and discuss this again at the next meeting. Relatedly, the large pile of extra gravel that is on the high water boat ramp is available for any member who wants some.
 - c. Annual meeting – Section 2.07 of the bylaws was reviewed and discussed. It was determined that another attempt to have an annual meeting with a quorum was not required.
6. New Business – the following items were discussed
 - a. Gate control committee – after a discussion of the pressing issues related to the current gate control systems, Herb Krasner made a motion to establish a new standing committee to deal with these issues. It was unanimously approved. Members who are on the committee are: Sherri Curry, Wendy Foreman, Julie Partridge and Bob Richards. They will be developing a plan to deal with future gate control system issues.
 - b. The board established the next Chipper date to be on Feb. 20th from 8am to 1pm down at the boat ramp.
 - c. The board tentatively established March 27th as a community work date. Painting of the gates, signs and speed bumps are on the list of things to be accomplished. All members are encouraged to join in the fun. Details to come.
 - d. Speeding issues – the road bumps warning sign needs repainting and mounting. Paul will contact the Sheriff to see what other options we might consider.

Meeting Close

- The next RHPOA Board meeting will be held on Monday, March 1, 2010, at 6pm at the house of Herb Krasner, 203 Quail Run Ct.
- A motion was made by Paul Kronbergs to adjourn the Board meeting, and was seconded by Herb Krasner. The Board meeting was adjourned at 7:05 P.M.