



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 - August 2, 2010: Minutes (final)

Location: Home of Paul Kronbergs, 226 Cover Creek Dr.

Call to Order

- Gary Sengbusch called the meeting to order at 6:03 P.M.
- RHPOA Board members in attendance were: Gary Sengbusch, Paul Kronbergs, Gennaro Bonomo, and Herb Krasner. Paul Levine was absent and Gary held his proxy. 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: Jeff Rhodes and Joe Koury (ACC)
2. ACC report – Joe Koury reported that the Eddleton’s fence application was approved. He also raised the issue of whether we need better verbiage in the ACC guidelines about fence esthetics, especially for “do-it-yourselfers”.
3. Treasurers report – Paul Kronbergs:
 - a. Reported the bank balances summary as of 8/2/10 of \$90,241.53 on deposit
 - b. no major issues with the budget or current spend plan were reported
 - c. the final payment on the Lot 38 tax settlement will be made this month. Paul wrote a cover letter to be sent with that payment, recognizing completion of the agreement and requesting that the lien be removed.
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 \$42,209.19 (down from last month) as of 8/2/10 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. Paul Levine is to meet with E. Salamanca to discuss amounts owed.
 - 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 – no new sales this month, but a couple are still pending.
 - d. Tree trimming/removals – Mary Lynn will instruct Lalo to trim off tree branches that are hanging over low in the streets. Also to remove the cedar tree behinds Spreen’s house and cut down the diseased Oaks by Laney’s Storage facility golf cart entrance.
 - e. Visitor/resident car hangers – we reviewed 3 samples and decided on the one to be produced.
 - f. 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 – Herb will check with Sherri to ascertain the status of previous problems reported.
 - b. Traffic control – the speed limit radar sign that was recommended by Paul L. was reviewed. Discussion on it was tabled until the next meeting.
 - c. Burn ban policy – Herb drafted a “no burning” policy that was reviewed by all. We will put this up for vote at the Jan. POA meeting with the intention of putting this policy into the CCRs if passed.
6. New Business
 - a. New Amenities committee approved - Several members have expressed an interested in taking the next steps in our strategic plan for the neighborhood. Jeff Rhodes presented the objectives for the committee. The board unanimously approved the formation of this committee. The first step will be to have an open call for committee members. Interested members identified so far, are: Jeff Rhodes, Rusty Johnson, Casey Moss, Joe Koury, and Steve Smith. This committee will look at creating community amenities such as: a new pool, a children’s playground, a community pavilion/center, sport court, fishing pond, new day dock, etc. Their initial step will be to look at what competing neighborhoods have to offer.
 - b. Herb is to update the Board and ACC contact list information.

- c. Herb created an email contact for communications from the board to/from the membership. The email address is *ridgeharbor.board@gmail.com*

Meeting Close

- The next RHPOA Board meeting will be held on Monday, September 13, 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 7:13 P.M.