



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 – Nov. 1, 2010: Minutes (final)

Location: Home of Paul Kronbergs, 226 Cove Creek Drive.

Call to Order

- Gary Sengbusch called the meeting to order at 6:07 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.
- 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: Victor Blanco, Rusty Johnson and Wendy Foreman.
 - a. Victor Blanco reported that a number of arrows had been found in the Place subdivision that appear to have come from RH. There was also a trail of blood found from his property to the back of our subdivision. Our CCRs specifically prohibit any form of hunting.
 - b. Rusty Johnson presented the report of the results of the amenities committee. The BOD wishes to thank all those who participated in the intensive committee work (Rusty Johnson, Del Callman, Joe Koury, Jeff Orts, Christy Dobbs, Joyce Saran, Jeff Rhodes, Casey Moss, Brian Grossman, and Diana Romero), as well as those who provided valuable input to their survey. The BOD unanimously approved their plan to create the top rated amenities, and has decided to place it's funding proposal on the ballot for the annual meeting. The board unanimously approved payment for the small expenditures of the committee.
2. ACC report –no members present and no report
3. Treasurers report – Paul Kronbergs:
 - a. Reported the bank balances summary as of 11/01/10 of \$64,033.45 on deposit
 - b. Presented the 2011 budget, which was unanimously approved.
4. Property managers report –Mary Lynn presented her report with brief summaries of the following items:
 - a. The A/R Aging report – there is a balance due of \$43,182.94 as of 11/1/10 for delinquent POA membership fees – all listed offenders have liens filed against their property. Several of the delinquent properties are in foreclosure, and we may have to write off the debts owed.
 - b. New sales activity – Lot 28 was sold to Coen/Trojanowski.
 - c. Pool –The pool trash pickup has been discontinued until next summer
 - d. CCR/ACC Violations summary – there were several new violations reported this past month. Letters have been sent to inform the violators.
 - e. New speed limit and stop signs have been received and need to be installed.
 - f. Received the Release of Lien on Lot 38 from BCAD.
5. Other board discussion items – the following items were briefly discussed:
 - a. Mary Lynn identified the need for a sign to state that we enforce our CCRs. The board approved her acquiring such a sign.
 - b. Burn ban policy –a “no burning” policy was drafted and sent to the board members for review. It will be presented at the Jan. POA meeting as a proposed amendment to the CCRs.
 - c. Annual meeting – the date of Jan. 15th, 2011 has been selected for our annual meeting. Mary Lynn will reserve the Spicewood community center. A significant amount of work to prepare materials for the annual meeting needs to be done by the board before Dec. 1st.
6. New Business
 - a. Annual meeting – we are seeking candidates for the expiring board positions. Members interested should contact Gary this month so that a bio can be placed in the meeting materials.

Meeting Close

- The next RHPOA Board meeting will be held on Monday, December 6, 2010, at 6pm at the house of Paul Levine, 1237 Ridge Harbor 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 8:16 P.M.