



Ridge Harbor POA  
P.O. Box 638  
Spicewood, TX 78669  
(830) 798-2270  
[rhpoa@ridgeharbor.com](mailto:rhpoa@ridgeharbor.com)

President – Paul Levine  
Vice President – Rusty Johnson  
Treasurer – Paul Kronbergs  
Secretary – Herb Krasner  
Director of Projects – Casey Moss  
Property Manager – Mary Lynn Ray

Ridge Harbor POA Annual Meeting – January 15, 2011  
Meeting Minutes (final)

**LOCATION:** Spicewood Community Center

Special thanks to Sherri Curry for helping out with these meeting minutes.

**Welcome and Guest Speakers** - The meeting started at 9:09 with the introduction of the following guest speakers who were invited by the POA. They each discussed issues of interest that they were involved with.

- LCRA Representatives (including Darrin Barker) discussed their intentions to sell all 32 of their retail water and wastewater operations. The main reason they stated was that another entity would better serve as a retail owner. Their goals are to identify a buyer by early summer and get the TCEQ approval. The sale would also have to go through the TCN transfer process, which might take up to two years. At this time, the LCRA board has directed that only one buyer be identified as opposed to individual sales. However, it was pointed out that LCRA is already in negotiations with Westlake Hills to sell them their local operations. They spoke and answered questions for one hour. The LCRA representatives were congratulated on the job that LCRA has done with our local system. The board expressed our interest in controlling our own destiny, and would we be given an opportunity to do so. It is not known what our legal standing would be in that case. 0
- Burnet County Judge Donna Klaeger followed that lengthy discussion with observations and clarifications about the LCRA and its sale process that shed light on a number of issues. She will attend the LCRA meeting at 9:30 on 1/19/11 and invited any interested parties to attend. She also stated that our State Representatives, Troy Fraiser, Senator, and Representative Jimmy Don Aycock were following this situation closely. She also mentioned that our Precinct lines would change due to the Census counts. Joe Don Dockery will have this information in the future.
- Joanie Fisher brought an aerial map showing the plans for what was happening at the corner of CR 413 and Hwy 71. TXDOT is going to make the turn onto CR 413 safer, larger and more curved.

#### **Call to Order and Quorum Determination**

- Paul Levine called the meeting to order at 10:26
- RHPOA Board members in attendance were: Paul Levine, Paul Kronbergs, Herb Krasner, Gennaro Bonomo and Rusty Johnson. Mary Lynn Ray (Property Manager) was also present at the meeting.
- It was determined that a quorum was present. 148 out of the total 257 member votes were either present or had sent in proxy statements. This is greater than the 50% minimum needed to hold an official meeting.

**President's Report** by Paul Levine

Paul gave thanks to Gary Sengbusch, former board president, for his past service and also thanked Gennaro Bonomo for his service on the board.

Paul then discussed the following accomplishments for the past year:

- Traffic Control – a near-fatal accident occurred this month in the front of the subdivision. A young adult entered and was speeding; lost control of his vehicle and plowed across the median, landing in Matt Bettin's front property. He was badly hurt but has been banned from Ridge Harbor and is being sued for damages. He will probably be charged with reckless endangerment and DUI.
- New stop signs, speed signs and digital speed indicator were installed. Paul said enforcement for excessive speed would be seen as a CCR violation with a warning and then a \$50 fine if repeated.
- A new gate control system was installed and appears to be working fine.

Paul then discussed the challenges facing us this coming year.

- We have \$43,000 in outstanding dues and fines. The Board would like to negotiate with residents who have accrued large fines and attempt to come to some agreement with them. It was also stated that those residents owing dues or fines cannot be allowed to use the amenities of our swimming pool, boat ramp or park until they are making payments on past due amounts. Regarding the non-payment of dues, a real estate company that specializes in collecting outstanding dues will be at the February Board meeting to discuss the procedure they use. They claim to have a 99% collection rate.
- Dealing with the LCRA announcement to sell all their water utilities,
- Trying to change the voting rules and the way the CCR's eliminated the requirement of developers to participate in the dues or assessments. Any developer owning 5 lots or more is not required to pay the assessments or dues. This applies currently to two developers; one who owns 23 lots, and one who owns 9 lots.

**Treasurer's Report** by Paul Kronbergs.

A handout was given out showing our POA Balance Sheet as of December 31, 2010. One of the highlights is that we have **no** liabilities or debts. The other handout was a sheet showing our POA Proposed Budget for 2011. It listed in detail all our income and all our expenses. There were few questions concerning the report and everyone appreciated Paul's professional handling of our accounting.

**Burn Ban Proposition #1.** The proposed amendment to the CCRs banning open burning needed 109 votes to pass, and the current tally was 108 for the ban and 40 against the ban. A discussion of the pros and cons of the ban ensued and one person changed their vote for the burn ban and it finally passed with 109 votes for and 39 against. A clarification will be made to the amendment wording to allow controlled burning for which a permit from the board was previously obtained. A discussion about having wood chippers available for the community and getting lot owners to mow and clear their lots of weeds and tall grasses was suggested.

**Amenities Proposition #2.** Rusty Johnson gave a formal presentation for the Amenities Committee discussing their survey process that identified projects that were of most interest to our community residents. In order, the projects were 1) New Pool – larger than our present pool

but in the same spot, 2) Pavilion – covered to be by the pool to accommodate small groups, 3) New Day Dock – larger and more flexible usage than current, 4) Gate Security Cameras and Children’s Playground. The Board supported this committee and their suggestions. The approximate cost of all the amenities was \$250K, which could be funded by a special assessment of \$250 per lot for two years, and a loan for the remainder. The final tally, 89 votes were for the amenities and 59 votes were against; so this ballot proposition did not pass. There were several concerns about this proposition expressed by the members. They were: 1) maintenance costs not included, 2) likelihood of cost overruns, 3) even with all of the information given to members about this effort, some still did not understand the scope of it, 4) since the new pool was the major cost item (\$200K) of the proposition there were several who did not think we needed a new pool, 5) several thought the proposal was too big and should be broken up into individual projects. Another topic discussed was how to change the voting rules in the CCRs so that non-votes would be treated differently rather than counting as a “no” vote. The board intends to reconsider this project.

**Election of Officers** - Herb Krasner announced the election results: Paul Kronbergs, Rusty Johnson and Casey Moss received the most votes for the three open positions on the Board, and therefore became new directors elected at this meeting.

**New Business** – the members identified no new business.

**Adjourn** – after all agenda items and new business had been discussed the meeting was officially adjourned at 12:10pm. After the members had all departed the new board held a brief meeting to assign positions for the coming year (see separate minutes for that meeting).