



Ridge Harbor POA  
P.O. Box 638  
Spicewood, TX 78669  
(830) 798-2270

President – Paul Levine  
Vice President – Rusty Johnson  
Treasurer – Paul Kronbergs  
Communications – Herb Krasner  
Director of Facilities – Casey Moss  
Property Manager (s) – Mary Lynn Ray

### Ridge Harbor POA Board Meeting – June 6, 2011: Minutes (final)

Location: home of Rusty Johnson, 232 Wesley Ridge Dr.

#### Call to Order

- Paul Levine called the meeting to order at 6:07 P.M.
- RHPOA Board members in attendance were: Paul Levine, Casey Moss, Rusty Johnson, Paul Kronbergs 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: Ben and Carolyn Lobdell, Glenn DaGian, Joe Koury.
  - a. The Lobdells were concerned that they were not properly notified before the diseased tree in the Harbor Cove common area was cut down. The board agreed to send email notifications to all Harbor Cove members in the future for similar situations. They also informed us that their siding replacement project was done, and that the trench needed to be filled in. Mary Lynn will contact Lalo to do that.
  - b. Glenn DaGian discussed the concern that with an extreme level of fire danger, that all lot owners should mow their unimproved lots and lawns ASAP. The board agreed to send a letter to all members reminding them to do so in compliance with CCR 7.23.
    - i. *“All landscaping of every kind and character including shrubs, trees, grass and other plantings, shall be neatly trimmed, properly cultivated and maintained continuously by the Owner thereof in a neat and orderly condition and in a manner to enhance its appearance.”*The Board is favoring an emergency-mowing plan for unimproved lots to lessen the fire danger. A letter will be sent informing all homeowners to mow their lots within a specified time limit or the Board will have them mowed and then bill the owner. The cost of our mowing is estimated at \$45/hour.
2. ACC report – Joe Koury discussed the status of bringing all real-estate signs into compliance. The board granted construction variances for:
  - a. McGrew residence: 6-inch high by 18-inch wide roof peak extends above the 22-foot roof maximum height.
  - b. Bernard residence: 17 1/2-inches of chimney extends above the 22-foot roof maximum height.
3. Treasurers report – Paul Kronbergs reported:
  - a. The franchise tax report was completed
  - b. The POA bank balance as of 6/06/11 is \$170,117.67
  - c. The Road/Capital Fund reserve is part of the above total and now contains \$69,246.31. Construction deposits are \$5000.00.
4. Property managers report – Mary Lynn reported that:
  - a. The outstanding balance of monies owed to the POA is \$55,130.07 (down from the previous month's balance). This includes several members who still have not paid this year's annual dues, as well as, several who owe multi-year back dues, and several who owe for accumulated fines. Pioneer Real Estate will now take over the responsibilities of getting these members to pay what they owe.
  - b. CCR/ACC Violations summary – 19 new violation items were identified during last month's neighborhood inspection. Letters were sent. 4 have been corrected. 3 have said they would soon correct the violation.
  - c. The top 12 CCR violations list that was sent to all members generated many positive comments.
  - d. The Board intends to be considerably more vigilant with policing our CCR/ACC covenants - with special attention to property upkeep and noise abatement. A full list of our neighborhood covenants can be found at [ridgeharbor.com](http://ridgeharbor.com).
  - e. RDS has been contracted for the summer months to pick up trash at the pool.

- f. The Board has asked our Property Manager to take on the exercise of logging her time so that we may re-visit compensation for her position, in light of our hiring of Pioneer Real Estate to perform a portion of the duties previously handled by her.
5. Other board discussion items – the following items were discussed:
    - a. Diseased tree. The tree in the common area that John Spreen could not save from Oak Wilt will be cut down.
    - b. Pioneer Real Estate Services. Will perform bad debt collection services under contract. Rusty Johnson will serve as liaison. They will produce a monthly summary prior to our board meetings so that we can discuss and advise them of actions to take in specific situations.
    - c. Rock border with LCRA Park – The holes in the rock boundary with the LCRA Park have been filled. Kudos to Steve Smith for his efforts. Over Memorial Day the boundary was effective in preventing outsiders from crossing over and using our boat ramps.
    - d. July 4<sup>th</sup> weekend planning. We will be hiring police deputy services over July 4<sup>th</sup> to enforce our rules. Violators will be towed. Visitor passes for guests for that weekend may be gotten from Herb Krasner (693-0631 or hkrasner@tstar.net). The board agreed to send letters to all members that are not in good standing, reminding them that they are not allowed to use the amenities of the neighborhood (pool, boat ramp, tennis courts, etc.) until they pay what is owed.
  6. New Business
    - a. Numerous weekenders have inquired about the possibility of a community trash dumpster. The board had a thorough discussion about this subject, and concluded not to have such a dumpster due to the considerable negative experience our neighborhood has had previously with the last "public" dumpster.

#### **Meeting Close**

- The next RHPOA Board meeting will be held on Monday, July 11, 2011, at 6pm at the home of Paul Levine, 1237 Harbor Dr.
- A motion was made by Rusty Johnson to adjourn the Board meeting, and was seconded by Herb Krasner. The Board meeting was adjourned at 9:00 P.M.