



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 – March 7, 2011: Minutes (final)**

Location: Home of Casey Moss, 122 Wesley Ridge Dr.

#### **Call to Order**

- Paul Levine called the meeting to order at 6:06 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: Wendy Foreman. No comments.
2. Presentation by Pioneer Real Estate Services. Three key members of their company attended and presented the suite of services that they could offer to the RHPOA. We were given a formal proposal from them to consider. After a lengthy discussion of the issues that we face, it was generally felt by the board that we could benefit from at least using their systematic approach to bad debt collection. The board will also consider other POA services that they offer, and will perform a due diligence assessment on their company's experience.
3. ACC report – Mary Lynn reported for Joe Koury that construction would soon start on Lot 49 at the Point.
4. Treasurers report – Paul Kronbergs reported:
  - a. He, Paul Levine, Rusty Johnson and Mary Lynn all have signatures on file at the bank so that they may sign when necessary
  - b. Reported the bank balances summary as of 3/06/11 to be \$162,531.99 on deposit
  - c. The Road/Capital Fund reserve is part of the total on deposit and now contains \$66,781.31.
5. Property managers report – Mary Lynn reported that:
  - a. The outstanding balance of monies owed to the POA is 64,685.13 (down from the previous month's balance of \$75,740.50). This includes 9 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.
  - b. CCR/ACC Violations summary – a few new items were discussed. Person's trampoline problem has been fixed. Several of the Harbor Point condos are in need of repair and painting.
  - c. The board decided that the tree in the common area by the condos is a liability and a hazard. The board unanimously voted to have it cut down.
  - d. We received payment on the insurance claim from the recent auto accident, which was deposited.
  - e. Problems with the operation of the back gate have been serviced and re-serviced. More information is needed about the reasons it is not operating correctly.
6. Other board discussion items – the following items were briefly discussed:
  - a. Contract renewals – Mary Lynn will compare her list of property management duties, with the list of services provided by Pioneer to see what are the areas of difference.
  - b. Water and sewer services – The board is actively monitoring the impending LCRA sale of our water plant. Paul Kronbergs will try to find out how much the LCRA wants for our water plant. Given that information the board can consider various alternatives.
  - c. The burn ban regulation was modified to include the issues raised at the annual meeting. The board unanimously approved the new wording and Mary Lynn will draft the official amendment document to be filed.
  - d. Spring workday – the board decided that Saturday, March 26<sup>th</sup> would be the next neighborhood workday. Things that need to be done include: trimming, painting the pavilion, crack sealing, trash pickup and using the rented chipper to get rid of trimmings. All volunteers please meet in front of the pool at 9am.
7. New Business

- a. The placement of the Picayune weekly newspaper was discussed and it was decided that a paper rack or container would be placed near the mailboxes at each gate, and that is where the papers will be delivered.

**Meeting Close**

- The next RHPOA Board meeting will be held on Monday, April 4, 2011, at 6pm at the home of Herb Krasner, 203 Quail Run Ct.
- A motion was made by Rusty Johnson to adjourn the Board meeting, and was seconded by Herb Krasner. The Board meeting was adjourned at 8:55 P.M.