



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 – July 18, 2011: Minutes (final)

Location: home of Paul Levine, 1237 Harbor Dr.

Call to Order

- Paul Levine called the meeting to order at 6:05 P.M.
- RHPOA Board members in attendance were: Paul Levine, Rusty Johnson, Paul Kronbergs and Herb Krasner. Casey Moss was absent. 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: none
2. ACC report – Joe Koury had sent a variance request with Mary Lynn. The board granted a variance for:
 - a. Richards residence: to build a fancy gate between their property and Steve Smith's.
3. Treasurers report – Paul Kronbergs reported:
 - a. The POA bank balance as of 7/18/11 is \$162,991.53
 - b. The Road/Capital Fund reserve is part of the above total and now contains \$70,346.31. Construction deposits are \$7500.00.
 - c. Paul also presented a report on year-to-date actual expenditures vs. planned budget. We are currently underspending.
4. Property managers report – Mary Lynn reported that:
 - a. The outstanding balance of monies owed to the POA is \$53,504.61 (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 has now taken over the responsibilities of getting these members to pay what they owe.
 - b. CCR/ACC Violations summary – several new violation items were identified since last month. Letters were sent. All but a couple have been corrected.
 - c. Mary Lynn presented her first draft of her activity time sheet. Herb is to give her feedback on what we want it to look like.
 - d. Repairs for the back gate are awaiting estimates.
 - e. Real estate activity – Tennis Villas CS20A was sold on the courthouse steps due to foreclosure.
5. Other board discussion items – the following items were discussed:
 - a. The Board is going forward with an emergency-mowing plan for unimproved lots to lessen the fire danger. A letter was drafted by Rusty, was approved over email and 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.
 - b. Rock border with LCRA Park – the pile of rocks that were placed near the boundary need to be spread.
 - c. Police patrol. We hired police deputy services over the July 4th weekend to enforce our rules. This action was viewed very positively by the members of RH. We intend to do that again for the next holiday weekend. Several visitors passes were picked up from Herb Krasner. These passes are meant for temporary use by guests of the property owner, and are returned to the owner after use.
6. New Business - no new business discussed

Meeting Close

- The next RHPOA Board meeting will be held on Monday, August 1, 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 8:00 P.M.