



Ridge Harbor POA
P.O. Box 638
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(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 – August 9, 2011: Minutes (final)

Location: home of Herb Krasner, 203 Quail Run Ct.

Call to Order

- Paul Levine called the meeting to order at 6:10 P.M.
- RHPOA Board members in attendance were: Paul Levine, Rusty Johnson, Paul Kronbergs and Herb Krasner. Casey Moss was on speakerphone. 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: Tom Gerino, Kathy Nunn, Glenn DaGian, Jeff Rhoades
 - a. Glenn DaGian reported on several items:
 - i. He complimented the board on our mowing initiative.
 - ii. He had attended a meeting of the “our water, our future” alliance, which is a Lake Travis community initiative to save our lake water. The board voted unanimously to join this group, and to have a representative speak at our annual meeting.
 - iii. There are several oak trees in distress on the road to the boat ramp. Glenn requested that we cut down the cedar trees around them so that they might flourish.
 - iv. Requested that we consider building a new children’s playground on the grass tennis court. This would be cheaper and would make better use of that location. This will be discussed in more detail at our next meeting.
 - b. Kathy Nunn, Tom Gerino and Jeff Rhoades led the discussion about the recent letter requesting that all unimproved lots (113 of them) be mowed. The issues raised were:
 - i. Cost of having it done
 - ii. The rumor of discriminatory enforcement
 - iii. Fire safety issues
 - iv. CCR language does not appear to support the requirement
 - v. Neighborhood esthetics and natural habitat opinions

The primary intent of the board is to prevent a wildfire from consuming our neighborhood. Expert opinions from the fire marshal support this mowing decision. The board decided to extend the time limit, and will also consider special cases where it would be unfeasible or a hardship to mow large, wooded (?) lot sections. In those cases, the board will still require the establishment of a firebreak, and a larger mowed set back from the road.
2. ACC report – Joe Koury discussed the signage issue, and the possible need for additional participation on the ACC. We will be asking for new ACC members in the near future.
3. Treasurers report – Paul Kronbergs reported:
 - a. The POA bank balance as of 8/9/11 is \$158,881.66
 - b. The Road/Capital Fund reserve is part of the above total and now contains \$70,346.31. Construction deposits are \$7500.00.
 - c. Tom Haas’ request for a prorated RHPOA fee of \$315 on the recently acquired Tennis Villas CS20A property was unanimously approved by the board.
4. Property managers report – Mary Lynn reported that:
 - a. The outstanding balance of monies owed to the POA is \$52,924.61 (down from the previous month’s balance). 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. The back gate was repaired.

- d. Real estate activity –Harbor Point #5 was sold, resale certificate for 333 Wesley Ridge was completed.
- e. Pool – sign was redone, leaf net was purchased
5. Other board discussion items – the following items were discussed:
 - a. LCRA meeting – Rusty Johnson recently attended a meeting with Judge Donna Kleager, Joe Don Dockery and representatives from the LCRA. LCRA discussed their reactions to the decreasing lake levels. The lake is currently at 638', and we will soon be in stage 2 water restrictions. At 630' and then 627' are trigger points that will move us into stage 3 restrictions. The bottom of our RH water intake is our hole at 620'; it becomes non functional at that level and will require LCRA providing water to us from another source. The possible scenario for decreasing Lake Travis levels is dire. The impending sale of the RH water treatment plant will be announced soon, and is likely have a significant impact on our water supply and cost.
 - b. Low water boat ramp – is almost non functional. The board unanimously approved building a curb at the end of the low water ramp when it becomes exposed.
6. New Business - no new business discussed; Items to be discussed at our next meeting include: changing the counting of non-votes, RHPOA participation issues, amenities plan, HOA legislative changes.

Meeting Close

- The next RHPOA Board meeting will be held on Monday, September 12, 2011, at 6pm at the home of Casey Moss, 122 Wesley Ridge 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 8:50 P.M.