



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 – Sept. 12, 2011: Minutes (final)

Location: at the home of Casey Moss, 122 Wesley Ridge Dr.

Call to Order

- Paul Levine called the meeting to order at 6:00 P.M.
- RHPOA Board members in attendance were: Paul Levine, Rusty Johnson, Paul Kronbergs, Herb Krasner and Casey Moss. 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, Joe Koury – no comments
2. ACC report – Joe Koury requested that new candidates Del Callman and Mike Cain be appointed to the ACC to replace retiring members Jeff Orts and John Partridge. The board unanimously approved these two new ACC members. The board also thanks Jeff and John for their service to the RH community. The board unanimously approved the McGrew variation request for a 1-foot setback adjustment. The type of shingle being used on the Jimmy Jacobs house was identified as possibly substandard; Joe will investigate.
3. Treasurers report – Paul Kronbergs reported:
 - a. The POA bank balance as of 9/12/11 is \$152,040.54
 - b. The Road/Capital Fund reserve is part of the above total and now contains \$70,346.31. Construction deposits are \$7500.00.
4. Property managers report – Mary Lynn reported that:
 - a. The outstanding balance of monies owed to the POA is \$50,841.61 (down from the previous month's balance).
 - b. CCR/ACC Violations summary – several new violation items were identified since last month. Letters were sent. All but a couple have been corrected. During the meeting the board identified the shabby shape that Person's trampoline is in – it will need to be removed or repaired.
 - c. Real estate activity – resale certificate for 344 Harbor Dr. was completed; closing expected on Sept. 15th. Harbor Point #5 was sold via quick close, but to who is unknown. The Cavaliers bought the Hammond house.
 - d. Pool – pump issues were fixed. The timer reset. The board determined that we need to disable the fountain as it is causing water to leak under the pool. Trash pickup at the pool ends this month.
 - e. Oak trees on the boat ramp road – Lalo inspected the trees claimed to be distressed. They were determined to be stressed but not dying. Action to correct this was tabled for now.
5. Pioneer Real Estate update - Pioneer Real Estate has now taken over the responsibilities of getting these members to pay what they owe. Rusty presented their summary collection log for 9/12. Highlighted owners will be taken to court in the next step. Wells Fargo account reporting needs to be presented as well at the monthly board meeting. Pioneer also has a web voting system that could be used instead of mailed proxy statements.
6. Other board discussion items – the following items were discussed:
 - a. LCRA - The impending sale of the RH water treatment plant by LCRA will be announced soon (it is reported to be Corex, a Canadian company), and is likely have a significant impact on our water supply and cost.
 - b. Low low water boat ramp – the board discussed installing a new lower low water boat ramp so that RH residents can access the lake even at these historic low levels in the future. Several options for this are to be developed by Rusty for discussion at the next meeting.
 - c. 2012 Annual meeting – Several CCR amendments are being considered for this year's annual meeting. They are: the counting of non votes, allowing green systems for power and water, establishing a golf cart driving age limit, mowing of unimproved lots, establishing defensible space for fires. We will also have presentations from the "our water, our future" initiative, and from the

Austin fire marshal. Board nominations are also being sought.

- d. Amenities – Casey presented several options for building a new children’s’ playground. These options will be discussed at the next meeting. The installation of security cameras was discussed, and Herb is to gather information about the costs of doing so.
 - e. Property management review – In consideration of offloading \$\$ collection duties to Pioneer, and the need to be fiscally responsible, it was decided to reduce the pay of our property manager by \$400/month to the new level of \$1100/month. This was unanimously approved.
 - f. Lot mowing – the board wants to thank all who responded to our call to action for mowing the unimproved lots. The recent fire was close enough to convince many that we could have been burned out. A letter of thanks to the community will be drafted (Casey) and then sent out (Herb).
7. New Business -
- a. Paul brought up the need to water the plants in the median. For that purpose we need a functional trailer to put the water tank on. Paul and Casey were to try to find a trailer to use.

Meeting Close

- The next RHPOA Board meeting will be held on Monday, October 3, 2011, at 6pm at the home of Paul Levine, 1237 Ridge 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 8:05 P.M.