



Ridge Harbor POA
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President – Rusty Johnson
Vice President – Bob Richards
Treasurer – Paul Kronbergs
Communications – Casey Moss
Director – Don Green
Property Manager (s) – Mary Lynn Ray

Ridge Harbor POA Annual Meeting – Jan 14, 2012: Minutes

Location: Spicewood Community Center

A very special thanks to Wendy Foreman for assisting in taking the meeting notes.

Welcome and Guest Speakers – The meeting started shortly after 9AM with an introduction of the guest speakers that were invited by the POA.

- W.T. Smith, Burnet County Sherriff, was the first guest speaker and gave a brief update on the status of law enforcement in the county. The key tem he focused on was the drug problem in the county and that they had made great strides in addressing the drug problem in the rural areas of Burnet County. He also mentioned that he was running for re-election and would appreciate the support of Ridge Harbor.
- Joe Don Dockery, Burnet County Commissioner, Precinct 4, was the second guest speaker. He talked about the re-districting of the county precincts. Much of his time was spent talking about the county budget and the upcoming cuts that would affect our area of the county. The biggest cut will come from the road and bridge fund. Because of allocation of funds due to road miles, we will have our road and bridge budget cut by \$21,000. He gave a status update of the widening of the intersection at CR 413 and Hwy 71, which the entire audience thanked him. He reiterated the need for the community to voice their concern over budget cuts and also urged us to contact his office with any road issues.
- Dave Lindsay, Board of Directors of the Central Texas Water Coalition, was the next and most anticipated speaker. Mr. Lindsay is a homeowner in Barton Creek Lakeside and gave an in-depth and extremely informative speech regarding LCRA policies regarding Lake Travis and overall water issues we are facing. Other than drought, the primary issue we are faced with is the current LCRA policy regarding water rights for end-users (farmers) downstream. For example, 465,000 acre feet of water was pulled from Lake Travis for farmers. This equates to 40' of lake level. The city of Austin currently only uses about 150,000 acre feet of water per year. The farmers downstream were able to have two crops due to the amount of water they were able to secure. If the new management plan that has been proposed was in place for 2011, the farmers would not have been able to get the second crop and it is estimated that the lake would still be around 640'. The CWTC is going to commission an economic study with an independent group (a joint study Burnet and Llano County) to discuss the economic impact of the property values (estimated \$8 billion) of the waterfront property that are now being affected by the current LCRA policies. This will provide tangible data to the potential loss of property tax income to the county so that pressure can also be applied from the legislative side. Ridge Harbor currently belongs to the CWTC and encourages residents to support individually as well.
- Darryl Duffer and Danny Levlon from the Spicewood VFD were also in attendance and spoke about the real danger of wildfires in light of what happened in our community earlier this year. The biggest concern for the VFD is the availability of water to fight fires. Due to the drought, water is usually pulled from the lake, streams or ponds to fight these rural fires because of the lack of sufficient fire hydrants. They recommended reducing the amount of fuel to reduce fire risk, especially in unimproved areas. This includes, mowing tall grass as it is the main culprit to fast moving fires.

Call to Order and Quorum Determination

- Paul Levine called the meeting to order at 11:30AM
- RHPOA Board Members in attendance: Paul Levine, Rusty Johnson, Herb Krasner and Casey Moss. Property manager Mary Lynn Ray was also in attendance.
- It was determined that a quorum was present. 138 proxies out of the total 254 member votes were either present or had sent in proxy statements. This is greater than the 50% minimum needed to hold an official meeting.

Treasurer's Report – Casey Moss reported for Paul Kronbergs:

- The POA bank balance as of 12/31/11 was \$160,814.04
- The Road Fund is now at \$13,933.

- There were no capital improvements and the \$50,000 budgeted for that has been rolled over to the 2012 budget.
- We had a decrease in property management costs to offset the new fee for hiring Pioneer to collect past due monies owed.
- Paul has once again done an excellent job of keeping the POA finances in meticulous order.

President's Report – Outgoing President Paul Levine gave his 2011 year in review. Below are the topics that he covered:

- Speed limit and burn ban enforcement. The addition of the digital speed sign has proven to be effective in slowing people down on Ridge Harbor Dr. and Wesley Ridge, when in place.
- Hiring of Pioneer to help with collection of non-paid dues. Pioneer will help in adding “teeth” to our dues collection process for those that habitually do not pay.
- It was also decided by the board not to increase dues in 2012.
- Our water plant has been sold by LCRA to a Canadian company Corix. Information regarding the sale has been hard to come by and we are still unsure how this will affect future water rates.
- In 2011 there was new HOA legislation that passed. A link has been placed on www.ridgeharor.com to provide some insight to the meaning of the new legislation. The new legislation has also given the right to homeowners to install rainwater collection systems and solar systems as long as they comply with architectural guidelines of the POA.
- This year there has been many discussions on how to address the “non-vote = no vote” questions and we proposed a CCR amendment to address.
- At last year's annual meeting the mowing of unimproved lots was a big topic and thus we addressed it with a proposed CCR amendment to address.
- With the amenity proposal not passing we decided to look at some of the smaller projects to do as capital improvements.
- Initial leg work has begun on re-doing the low water ramp and extending.
- We performed patrols on the boat ramp on the Holiday weekends with the help of Burnet County Sherriff. This was intended to keep non-residents from using the amenities as well as members that do not pay dues from using the amenities. We also contacted LCRA to post a sign and have them give warnings at the entrance to Muleshoe. We also extended the rock border between Ridge Harbor and Muleshoe to keep people from brining boats over to launch.
- Re-enforced the real estate sign restrictions for uniformity.
- Looking ahead we need to take a very serious look at our CCR's. We need input from the community regarding the topics/specific CCR's that should be addressed. Should we wish to create entirely new CCR's we must do this prior to 2014.

Proposed Amendments

- **1.35 Vote of Members** – The proposed amendment addressed the issue of non-voting members and their votes counting as no notes. Total proxies (both mailed and in person) totaled 116 for and 31 against. This amendment did not pass. Discussion with members indicated that the wording may have been too vague and people did not fully understand it.
- **7.23 Property Maintenance** – This proposed amendment addressed the maintenance of un-improved lots. Total proxies (both mailed and in person) totaled 71 for and 67 against. This amendment did not pass. After a long debate from those opposed and those in favor, it was generally decided that the wording on this amendment was also too vague and the scope of requirements needed to be further defined.
- **7.21 Water Supply & Sewage Systems** – This proposed amendment addressed the issue of allowing private wells for those that wish to do so. Total proxies (both mailed and in person) totaled 110 for and 29 against. After additional information supplied by Charlie Whidden, it was determined that there were plat and deed restrictions that do not allow private wells. However, because of change in HOA legislation, rainwater systems are allowed as long as the meet yet specified ACC guidelines.

Election of Officers

- Herb Krasner announced the election results: Bob Richards and Don Green received enough votes to be voted in as new board members replacing the vacancies of Herb Krasner and Paul Levine. Specific board positions will be determined at the board meeting immediately following the annual meeting.

New Business

- No new business was identified.

Meeting Close

- The annual meeting was closed at 12:30PM. The RHPOA Board meeting was held immediately after the annual RHPOA members meeting.