Ridge Harbor POA
P.O. Box 638
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(830) 798-2270

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

Ridge Harbor POA July Board Meeting: October 8, 2012
Location: Rusty Johnson's residence 232 Wesley Ridge Drive

Call to Order

- Rusty Johnson called the meeting to order at 6:04 PM
- RHPOA Board members in attendance were: Rusty Johnson, Bob Richards, Paul Kronbergs, and Don Green (Casey Moss was out of town on business). Mary Lynn Ray (Property Manager) and Joe Koury (ACC Committee) were also in attendance. Members in attendance: Sherri Curry

Business Conducted Between Meetings

- The previous months Board Meeting minutes were approved via electronic voting.
- The bid from Lone Star Decking to seal the roads at Harbor Point and Harbor Cove was accepted by unanimous vote. The cost on this is $6,353.75.

Member Comments

- **Sherri Curry**
    - With Sherri and John's pending house sale and move to Kerrville, the Board had asked for a review and transition discussion of the many things she and John do for the Ridge Harbor Community. This includes gate codes, gate clickers (remotes), pool keys, web site maintenance, gate maintenance, and general communications. Mary Lynn has agreed to take on several of these tasks (keys, clickers, codes, and working with the gate company who does maintenance) and John Spreen is going to train 2 or 3 individuals regarding resetting the gates. Software and computer software requirements were also discussed as part of the transition. Kathy Gabriel will continue to manage the Ridge Harbor web site. The Board is extremely grateful and appreciative for all the time and help that John and Sherri have given Ridge Harbor over many years and expresses our best wishes to them for a smooth transition to Kerrville. We will look forward to catching up when they come back to RH to visit.

Property Manger's Report

- Complaint of brush and appearance at 621 Wesley Ridge.
- Trash pickup at the pool has been discontinued for the season
- The mailbox replacement situation was discussed. The lowest cost per mailbox station is $1060/unit and 6 units need to be replaced. The mailboxes belong to Ridge Harbor but insurance will pay for the replacement. Mary Lynn will ask about the key situation as it believed that keys come with the new mailboxes and new keys will most likely be distributed by the post office. Stay tuned for more communication on this. Your Board is working to get this resolved as soon as possible to minimize the inconvenience. The concrete base damage needs to be repaired before the new boxes can be put in and Pat Haas has been contracted to complete this phase.
- Insurance for Director and Officer insurance has been paid ($2090).

ACC Report – Joe Koury (ACC)

- Harbor Point privacy wall for unit 1 has been approved.
- Salamanca landscaping – still no resolution or communication .. December 12th is the end of the 90 day period to get landscaping installed. Bob Richards to draft a note to the attorney on behalf of the POA Board requesting an update.
- The Munn's application for home construction at 104 Cove Creek Drive is in.
- Barking dog problem at 533 Wesley Ridge discussed. Hopefully resolved.

Treasurer's Report

- Deposit for Munn's house (104 Cove Creek Drive) has been paid. Part of this goes into the road fund.
- Dues for 2013 for budgetary planning was discussed and it was decided to keep the dues the same for the upcoming 2013 fiscal period.
- The POA bank balance as of 10/08/2012: $166,166.84. The Road/Capital Fund reserve is part of that balance and is currently at $76,134.31. Construction deposits are at $2,500.

Board Priorities

- Gate Cameras – The Board has approved the bid from Tri-Star Communications and Bob Richards will contact them to arrange for an installation date and to understand electricity requirements and placement prior to installation. Responsibility of handling gate camera incident issues discussed. Mary Lynn is to take a lead role with this and discussion also involved having backup plans developed through the Safety Committee.
- Roads – Crack seal complete. See previous comment in the meeting minutes regarding Harbor Pont and Harbor Cove reseal.
- Pool/Pavilion/Playground – Continue to have a need for a general contractor to manage bids and oversee plans and construction of the pool/pavilion/playground area (if approved by the POA). Some of this need for GC expertise will be necessary in developing and finalizing the plan prior to POA member vote. No solution arrived at for this. POA members with any contacts are welcome to provide thoughts/suggestions.
- Signage - Regarding signage in Ridge Harbor, the Board intends to move forward on this as soon as possible in evaluating possible improvements. Paul Kronbergs was asked and agreed to take an inventory of existing signage inside the Ridge Harbor gates and make a recommendation at the next Board meeting as to what needed to be upgraded or replaced.
- Other - Rusty Johnson to speak with Jason Kanka regarding trimming some low hanging split branches on trees in the median of Ridge Harbor Drive.

Meeting Close

- Rusty J. put forth the motion to adjourn at 9:15 PM. The next POA Board meeting will be November 5th at the residence of Bob R. 242 Cove Creek Drive. The meeting will start at 6:00 PM.