



Ridge Harbor POA  
P.O. Box 638  
Spicewood, TX 78669  
(830) 798-2270

President – Bob Richards  
Vice President – Brett Fereday  
Treasurer – Paul Kronbergs  
Communications – Ron Curry  
Director of Facilities – Don Green  
Property Manager (s) – Mary Lynn Ray

### **Ridge Harbor POA February Board Meeting: February 4, 2013**

Location: Richards Residence 242 Cove Creek Drive

#### Call to Order

- Bob Richards called the meeting to order at 6:04 PM
- RHPOA Board members in attendance were: Bob Richards, Paul Kronbergs, Don Green, Brett Fereday, and Ron Curry. Also attending were Mary Lynn Ray, ACC representative Joe Koury, and Mike Cain . 4P Committee representative, Rusty Johnson also attended.

#### **Business Conducted Between Meetings**

- Previous minutes were approved via electronic voting

#### **Member Comments – None ACC Report – Joe Koury**

- James Wagner (1700 RH Drive) has submitted an application for fencing.
- Maun residence, new construction on Cove Creek is so far in compliance with covenants.
- Proposed fees for boat ramp usage by contractors
- There is potential damage to low water ramp by contractors

**Fire Protection** – Mike talked about the issue of using untreated water for the fire protection needs of the community. One proposal would be additional tankage, possibly around the condo area as well as up at the treatment plant. The Board asked for a more formal proposal before any action could be taken. It is not clear what the scope or the costs would be and who would pay. Possible grant money might be available.

#### **Treasurers Report:** Paul Kronbergs reported:

- POA balance at the end of January 2013 is \$220,222.91
- The Road/Capital Fund reserve is part of the above total and currently is \$86,647.31. Construction deposits are \$2,500.

#### **Property Manager's Report:**

- A copy of the aging summary and the violation log was presented
- House at 1222 RH Dr. belonging to Michael Rodriguez was sold
- Unit 6 -Harbor Point- was sold to Todd and Jennifer Youngblood
- Jason Kanka trimmed trees at Harbor Cove and used a blower for the driveway area.

## **New Business**

**LCRA Prograss (Rusty):** LCRA is determined to proceed with the fencing discussed at the annual meeting and in fact has drawn the fence lines even tighter. They have layed out the fence lines and all Board members were asked to view the area and come back with comments. There was considerable discussion on various responses available to Ridge Harbor but no final conclusion was reached.

**4P Project (pool,pavilion, playground and parking) –** A motion was passed to create a 4P Project Committee and accept Rusty Johnson as a volunteer leader. Rusty reported on the project progress. He has met with several landscape architects and will meet others in the near future. It is proposed to have the Board meet with at least two potential architects and assess their capabilities and experience. The availability of the lot owned by John Spreen for purchase and use for the project was discussed but it is too early to make any kind of committment.

**Road Signage** The speed limit and the “ Children Playing” signs are installed except for two which have to be purchased. The Neighborhood Watch sign, currently located by the watet treatment area, will be moved to a more visible location by Gate 2.

**Work Day** Trimming and chipping for the neighborhood was tentatively scheduled for Saturday, March 2. The earlier the notification can be sent to the residents, the better.

**Gate Lights** One light is broken at the back gate

**Rocks from LCRA** Need a place to store them. The landscape committee will be notified regarding availability to see if some might be used in POA common areas or by Gate 2. Gennaro has offered a place in his storage area.

**Property Manager’s Replacement** Mary Lynn will be leaving as soon as another property manager can be found. She has graciously offered to stay as long as it took. A list of roles and responsibilities was presented to the Board covering that position.

## Meeting Close

- A motion to closet the meeting was made and seconded. The meeting closed around 9:00pm. The next meeting will be held at the residence of Don Green on Monday, March 4.

