



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 June Board Meeting: June3 , 2013**

Location: Richards Residence -- 242 Cove Creek Drive

#### Call to Order

- Bob Richards called the meeting to order at 6:02 PM
- RHPOA Board members in attendance were: Bob Richards, Brett Fereday , Don Green, and Ron Curry. Joe Koury and Mary Lynn Ray also attended. Mike Buonaugurio also attended the first part of the meeting to present some suggestions for home owner dues.

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

- Previous minutes were approved via electronic voting

#### **Member Comments – None**

#### **ACC Report – Joe Koury**

- The ACC committee held a meeting during May with Tom, Joe, and Randy attending.
- There was no application filed by the Musik's for their driveway replacement. (it was later determined that there was no need for the application)
- Jacob Frank needs to submit an application for landscape improvements
- Salamanca landscaping is still unacceptable
- Bettin's are building a fence in the back of their lot and have received a variance since the fence is not noticeably visible from the road.
- The Lloyd's are building a garden and gazebo behind their deck
- Mark DeSantis is doing landscape improvements in his back yard
- The Grossman's (renters) are moving from the house across from the Kourys. The reality company is responsible for landscape upkeep.
- The Brown's yard has been mowed. Still no response from his son and/or daughter
- The ACC has received an informal query about adding a barn to the back property of several owners. The consensus of the Board is that applications will have to be made and reviewed for each particular case.
- Joe asked to borrow the speed monitor for the Marble Falls soapbox derby
- The Wagner's invisible fence flagging has been removed

- The signage proposals on the boat ramp road have been agreed upon in principle but a cost estimate needs to be made before finalizing the project.

**Treasurers Report:** Paul Kronbergs reported after the meeting:

- POA balance at the end of April 2013 is \$221,541.18
- The Road/Capital Fund reserve is part of the above total and currently \$86,947.31

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

- \$10,794.71 has been collected since May's meeting
- 332 Quail Run (the James) has been sold to Antoine and Anne Basta.
- The Customer Balance Summary and the violations log were presented.
- It appears that a compatible insurance has been found to replace Brit.Bowes for the Ridge Harbor D & O insurance.

#### **New Business**

- Restate and communicate information about using and displaying passes and policy concerning guest use of the boat ramp and pool area
- The tree trimming project will be started the week of June 10th when Paul Kronbergs is available to manage
- Mary Lynn will approach Jason Kanka with a new proposal to continue the landscape maintenance work at \$1500 biweekly. This proposal has since been offered and accepted. Good work by Mary Lynn.

**LCRA Progress** See signage bullet under ACC report

#### **4P Project (pool,pavilion, playground and parking)**

- The Board unanimously agreed to retain the services of Glen Teinert Designs for the 4P project. Rusty will inform Glen Teinert of our intention. This will include description of architectural work, schematic design, design development, construction documentation, and contract administration services. A budget and schedule will be part of the engineering payment terms. Hopefully, upon acceptance of the budget and schedule, a proposal from the Board can be presented to the Ridge Harbor community for a vote. This is the beginning to address the concerns of many members wanting to improve this amenity.

Meeting Close at 8:26. The next Board meeting will be held at the Kronbergs' residence on Monday, July 8th at 6:00 PM. 226 Cove Creek Drive. .