



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 December Board Meeting: December 9 , 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, Brett Fereday, Paul Kronbergs, Ron Curry, and Don Green. Mary Lynn Ray and Joe Koury also attended.

Business Conducted Between Meetings

- Previous minutes were approved via electronic voting

Member Comments – None

ACC Report –Joe Koury

- No phone number is listed on the boat ramp's sign for a towing company. The language will be left as is and the search continued for a towing company
- Old posts and signs need to be removed

Treasurers Report: Paul Kronbergs reported:

- POA balance at the end of November 2013 is: \$156,951.73.
- The Road/Capital Fund reserve is part of the above total and currently at \$86,947.31
- The 2014 proposed budget was received comparing it to the 2013 budget's actual vs. proposed figures. This included the finance obligation for the amenity improvement.

Property Manager's Report:

- The title company used the 2013 dues amount for the closing of 100 Wesley Ridge Dr. instead of the new amount approved for 2014. Kathie Gabriel will be contacted to see if this can be changed.
- The dues statement will be mailed separately from the annual meeting notice, proxy statements, and amenities improvement overview.

New Business

- Kanka wants a new contract for mowing the community common areas
- Paul to contact Eco Tree for stump removal in the mowing areas
- Bob and Paul are trying to schedule a meeting with Pioneer Property management to assess the viability of maintaining a contract with them
- Mary Lynn to talk to attorneys informally to discuss use of legal means to enforce covenants which are flagrantly being broken
- A motion was made, seconded and voted on that the POA purchase the Spreen lot. There were no nay votes.

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

- First bids are due on December 21. This should give the Board a better feel for the project estimate.

Annual Meeting (January 2014)

- The name and bios of two new candidates for the Board are required next week.
- The mail out notice for the annual meeting will include the proxy statements, post card for electronic voting instructions and individual registration numbers (for those who have not previously registered) , a couple of renderings for the pool design, and a cover letter.
- It is very important that a quorum be reached either by e-voting, proxies, or attendance at the annual meeting for the vote on the Board candidates and the amenities improvement project.

Meeting Close at 7:45 The next meeting will be held at the Richards' residence on Saturday, January 11th at 9:00 AM. 242 Cove Creek Drive.

