

**HARRIS RIDGE OWNERS ASSOCIATION, INC.**  
c/o PS Property Management Co., Inc.  
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[www.harrisridgehoa.org](http://www.harrisridgehoa.org)

**Tuesday, April 8, 2008- 7:00-9:00 PM**  
**High Pointe Baptist Church**  
**12030 Dessau Rd. Austin, TX 78754**  
**Childrens Church Room**

**CALL TO ORDER AND VERIFICATION OF QUORUM-10% (41 OWNERS)**

**Please register for a quorum on the sign-in sheet and get a pink ticket for the drawing.**

Date Mailed April 3, 2008

Original notice mailed on March 20, 2008

Introduction-Directors and Management-Brian Jones, President

\*Guest Speaker APD Officer - Crime statistics for our neighborhood & Neighborhood Watch

**AMENDED BUSINESS MEETING:**

1. Approval of Minutes from 2007 Annual Meeting
2. President's Report-Accomplishments 2007
3. Financial Report, 2007 -Phyllis Starr-Johnson, Manager
4. Vote to remove an existing director and contingent on the outcome of this vote another vote will be taken to fill the vacancy (1 year remaining)
5. Election of Board Members
6. Homeowner Concerns
7. Drawing for 3 quarterly assessments
8. Adjournment

**\* Owner must be present to win the drawing and be current in assessments.**

**HARRIS RIDGE HOME OWNERS ASSOCIATION  
ANNUAL MEETING  
APRIL 10, 2007  
HIGH POINTE BAPTIST CHURCH**

**Attending:**

Pat Marsh, President

Phyllis Starr-Johnson, PS Property Mgmt

Chuck Crow

Brian Jones, Secretary

Joe Rawlinson, Vice President

Dolores Prince

- Pat Marsh, noting the presence of a quorum, called the annual meeting to order.

**Bob McAndrew – Traffic Committee Representative**

- New school zone installed on Harris Glenn Dr and Josh Ridge bringing the speed limit to 25mph between 7:30-8am and 3-4pm.
- Traffic light to be installed at Howard Lane & Harris Ridge Blvd. within 6-8 weeks according to the City of Austin.
- Homeowner concerns:
  - School bus speeding in neighborhood – contact PISD and Durham Bus Services directly.
  - Overnight parking – according to Deed Restrictions overnight parking is not allowed. Homeowners should not park overnight in the street to allow access to emergency vehicles on narrow neighborhood streets.

**Officer Amir Abdul-Khaliq – APD Neighborhood Representative**

- Next Police Commander's Forum is Apr. 26 at 7pm at 7500 Blessing St.
- Appreciation Dinner on Apr. 19 @ 6:30pm at Cornerstone Church. RSVP to Gwen McLeanan @ 974-5598
- Minutes from the April 18, 2006 annual meeting were approved

**Management Report**

- Phyllis reviewed the financial report for FY2006

**Election of Board Members**

- Candidates Charles Crow and Dolores Prince withdrew their nomination.
- Additional nominees for the HOA board:
  - Rollie Sidla
  - Thomas McDowell
  - Julie Averill
  - Asron Helton

- Bruce Gray
- Dwayne Wheatley
- All nominees elected without opposition

#### **Homeowner Concerns**

- One homeowner requested that instead of purchasing inexpensive (disposable) chairs for the pool that we invest in more sturdy lounge chairs that would last multiple seasons.
- Another homeowner investigated the deteriorating sidewalks and reported that since the bond to repair city sidewalks passed that as many people as possible should contact Stephen Kreidler @ 974-7063 and request that Harris Ridge be included in the sidewalk repair.
- Three door prizes were awarded to attending homeowners.
- The meeting was adjourned.

These minutes are from my memory and my notes and are submitted for your approval.  
Brian Jones, Secretary

04/21/08  
Cash Basis

Harris Ridge Owners Association  
**Balance Sheet**  
As of December 31, 2007

	<u>Dec 31, 07</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
CABanc	95,902.30
Independent Bank MM acct.	28,788.96
<b>Reserve CDs</b>	
Independent Bank/400309 ...	11,601.59
Independent Bank/400796	11,533.02
Independent Bank/400804 ...	11,180.75
<b>Total Reserve CDs</b>	<u>34,315.36</u>
<b>Total Checking/Savings</b>	<u>159,006.62</u>
<b>Total Current Assets</b>	<u>159,006.62</u>
<b>TOTAL ASSETS</b>	<u><u>159,006.62</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Equity</b>	
Retained Earnings	66,946.46
Net Income	92,060.16
<b>Total Equity</b>	<u>159,006.62</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>159,006.62</u></u>

04/16/08  
Cash Basis

Harris Ridge Owners Association  
2007 Budget Comparison  
January through December 2007

	Jan - Dec 07	Budget	\$ Over Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
810 Interest Income	2,708.74	2,127.00	581.74
<b>Assessments</b>			
400.0 Homeowner's Assessments	95,794.38	92,872.00	2,922.38
400.1 Late Charges	6,958.00	3,039.00	3,919.00
400.2 Certified letter charge	613.00		
400.3 Demand letter charge	1,573.00		
400.4 Legal Charges	2,350.00	3,407.00	-1,057.00
400.6 NSF charges	30.00		
400.8 Mowing Maintenance	45.00		
Fines	365.00		
<b>Total Assessments</b>	<b>107,728.38</b>	<b>99,318.00</b>	<b>8,410.38</b>
HOA Sale of Lots 8 & 9	79,393.37		
Pool Key deposit	575.00		
Violation Fines	1,780.00		
Violation ltr. charge	419.00		
<b>Total Income</b>	<b>192,604.49</b>	<b>101,445.00</b>	<b>91,159.49</b>
<b>Expense</b>			
<b>Expense</b>			
Bank Service charge			
NSF charge	10.00		
Bank Service charge - Other	18.00		
<b>Total Bank Service charge</b>	<b>28.00</b>		
Contingency Fund	2,010.43	1,478.00	532.43
Coupon Books	884.00	856.00	28.00
Extermination	0.00	577.00	-577.00
<b>Grounds &amp; Yard Maintenance</b>			
Fuel Surcharge (4%)	497.19	639.00	-141.81
Grounds Contract	12,684.46	13,838.00	-1,153.54
Irrigation repairs	1,348.06	1,800.00	-451.94
New area contract	8,622.40	7,469.00	1,153.40
Seasonal color upgrade	330.17	840.00	-509.83
Tree Replacement/Trimming	110.00	2,920.00	-2,810.00
<b>Total Grounds &amp; Yard Maintenance</b>	<b>23,592.28</b>	<b>27,506.00</b>	<b>-3,913.72</b>
<b>Insurance</b>			
Commercial Package	6,674.36	6,200.00	474.36
<b>Total Insurance</b>	<b>6,674.36</b>	<b>6,200.00</b>	<b>474.36</b>
Legal	4,713.00	5,000.00	-287.00
Maintenance/Repairs	558.02	1,000.00	-441.98

04/16/08  
Cash Basis

**Harris Ridge Owners Association**  
**2007 Budget Comparison**  
January through December 2007

	Jan - Dec 07	Budget	\$ Over Budget
<b>Management</b>			
Admin. Reimbursements	5,997.95	3,000.00	2,997.95
Contract	14,160.00	14,160.00	0.00
Demand letter	1,595.00		
Late charges	3,359.00		
Mowing Maintenance	105.00		
NSF charges	15.00		
Storage fee	132.00	132.00	0.00
Management - Other	0.00		
<b>Total Management</b>	25,363.95	17,292.00	8,071.95
<b>Meeting Expense</b>	581.36	530.00	51.36
<b>Miscellaneous Expense</b>	197.90	329.00	-131.10
<b>Pool &amp; Spa</b>			
Chemicals	4,594.38	1,970.00	2,624.38
Furniture	222.27	500.00	-277.73
Keys/Locks	140.63		
Maintenance Contract	7,285.25	7,350.00	-64.75
Permit	0.00	200.00	-200.00
Pool Custodian Services	2,628.19	2,580.00	48.19
Repairs	4,343.93	2,500.00	1,843.93
<b>Total Pool &amp; Spa</b>	19,214.65	15,100.00	4,114.65
<b>Postage and delivery</b>	1,788.92	1,200.00	588.92
<b>Printing &amp; Reproduction</b>	390.46	1,200.00	-809.54
<b>Repair</b>			
Electrical repair	140.00	1,000.00	-860.00
Projects	450.00	5,000.00	-4,550.00
<b>Total Repair</b>	590.00	6,000.00	-5,410.00
<b>Returned checks</b>			
Certified ltr. charge	125.00		
Returned checks - Other	220.00		
<b>Total Returned checks</b>	345.00		
<b>Signage</b>	50.00	200.00	-150.00
<b>Social Events</b>	298.86	1,000.00	-701.14
<b>Taxes</b>			
<b>Federal Income Tax</b>			
Federal Income Taxes	408.26	200.00	208.26
Preparation of Fed Income Tax	225.00	160.00	65.00
<b>Total Federal Income Tax</b>	633.26	360.00	273.26
Preparation of 1099's	50.00	50.00	0.00
Preparation of Franchise Tax	0.00	100.00	-100.00
Property	1,142.44	1,143.00	-0.56
<b>Total Taxes</b>	1,825.70	1,653.00	172.70

04/16/08  
Cash Basis

**Harris Ridge Owners Association**  
**2007 Budget Comparison**  
January through December 2007

	<u>Jan - Dec 07</u>	<u>Budget</u>	<u>\$ Over Budget</u>
<b>Utilities</b>			
<b>Electric</b>	4,787.11	6,155.00	-1,367.89
<b>Telephone</b>	545.17	564.00	-18.83
<b>Water/wastewater</b>	6,105.16	7,605.00	-1,499.84
<b>Total Utilities</b>	<u>11,437.44</u>	<u>14,324.00</u>	<u>-2,886.56</u>
<b>Total Expense</b>	<u>100,544.33</u>	<u>101,445.00</u>	<u>-900.67</u>
<b>Total Expense</b>	<u>100,544.33</u>	<u>101,445.00</u>	<u>-900.67</u>
<b>Net Ordinary Income</b>	<u>92,060.16</u>	<u>0.00</u>	<u>92,060.16</u>
<b>Net Income</b>	<u><u>92,060.16</u></u>	<u><u>0.00</u></u>	<u><u>92,060.16</u></u>

04/16/08

**Harris Ridge Owners Association**  
**2008 Approved Budget**  
 January through December 2008

Jan - Dec 08

<b>Ordinary Income/Expense</b>	
<b>Income</b>	
810 Interest Income	2,410.00
<b>Assessments</b>	
400.0 Homeowner's Assessments	89,600.00
400.1 Late Charges	6,000.00
400.4 Legal Charges	2,000.00
Fines	1,000.00
<b>Total Assessments</b>	98,600.00
<b>Total Income</b>	101,010.00
<b>Expense</b>	
<b>Expense</b>	
Contingency Fund	1,563.00
Coupon Books	1,164.00
Extermination	200.00
<b>Grounds &amp; Yard Maintenance</b>	
Fuel Surcharge (4%)	639.00
<b>Grounds Contract</b>	
Easements	5,846.00
Grounds Contract - Other	13,838.00
<b>Total Grounds Contract</b>	19,684.00
Irrigation repairs	1,500.00
New area contract	7,469.00
Seasonal color upgrade	500.00
Tree Replacement/Trimming	2,000.00
<b>Total Grounds &amp; Yard Maintenance</b>	31,792.00
<b>Insurance</b>	
Commercial Package	4,741.00
D & O	1,654.00
<b>Total Insurance</b>	6,395.00
<b>Maintenance/Repairs</b>	1,000.00
<b>Management</b>	
Admin. Reimbursements	3,500.00
Contract	14,360.00
Storage fee	132.00
<b>Total Management</b>	17,992.00
Meeting Expense	300.00
Miscellaneous Expense	300.00
<b>Pool &amp; Spa</b>	
Chemicals	3,500.00
Furniture	500.00
Maintenance Contract	7,557.00
Permit	200.00
Pool Custodian Services	2,580.00
Repairs	1,360.00
<b>Total Pool &amp; Spa</b>	15,697.00

04/16/08

Harris Ridge Owners Association  
2008 Approved Budget  
January through December 2008

	Jan - Dec 08
Postage and delivery	1,800.00
Printing & Reproduction	500.00
Signage	200.00
Social Events	500.00
Taxes	
Federal Income Tax	
Federal Income Taxes	400.00
Preparation of Fed Income Tax	200.00
Total Federal Income Tax	600.00
Preparation of 1099's	50.00
Property	1,143.00
Total Taxes	1,793.00
Utilities	
Electric	4,750.00
Telephone	564.00
Water/wastewater	6,500.00
Total Utilities	11,814.00
Total Expense	93,010.00
Professional	
Audit	3,000.00
Legal	5,000.00
Total Professional	8,000.00
Total Expense	101,010.00
Net Ordinary Income	0.00
Net Income	0.00