

**Harris Ridge Home Owner Association**  
**Board of Directors Meeting Minutes**

June 10, 2008

- 1) Call to Order
  - a) Meeting called to order by Dwayne Wheatley at 7:05pm
  
- 2) Roll Call
  - a) Dwayne Wheatley
  - b) Erin Woodard
  - c) Rollie Sidla
  - d) Patrick Whalen
  - e) Joe
  - f) Toni
  - g) Doug
  - h) Will Simpson
  - i) Phyllis
  
- 3) Approval of Minutes
  - a) Joe motioned, Dwayne Second, voted and approved
  
- 4) Manager's Financial Report
  - a) Homeowners in excess rears for assessments recommended for action
  - b) Neighbors Helping Neighbors
  - c) No irrigation in the Enclave...water pulled by City
  - d) Pool renovation - \$11,060 estimate
    - i) Plaster repairs
    - ii) Skimmer repairs
    - iii) Pump gate fixed
    - iv) Current CD is maturing (5 month term...have until June 20<sup>th</sup> to cash in or roll over. Best offer to roll over is 3.3% @ 8 months (\$51,023.39). Money market account is making 3.49% and is liquid. (current balance is: \$29,209.23)
      - (1) Dwayne motioned to stay roll over to the 8 month CD
      - (2) Second: Will Simpson
      - (3) Vote: unanimous
  - e) Lawyer cost at annual meeting: \$13xx
  
- 5) Homeowner Concerns
  - a) Dwayne spoke with homeowner discussed in May and the homeowner has made a payment.
  - b) Homeowner upset with inaction regarding neighbors' back yard.
    - i) Property manager visited property but not responsible to check the back yards.

- ii) Palm trees are not causing damage or encroaching their property but it looks sick or dead.
- iii) A letter should be sent or president will speak with homeowner

6) Old Business

7) New Business

- a) Firemen to be given a pool key
  - i) Motion by Dwayne
  - ii) Second by Patrick
  - iii) Voted: unanimous
- b) Pool security option (metallink.com)
- c) Auditor has begun reviewing HOA documents
- d) Developer issues: Dwayne spoke with Trey regarding drainage issues.
- e) Electrical lighting for Mangrove Dr.
  - i) Electrical box broken
  - ii) Possibly turn electric off
  - iii) Solar lighting option
- f) Irrigation @ Enclave: Toni to check with CoA for new meter
- g) Reserve Fund analysis
  - i) Motion made by Rollie to purchase software for reserve analysis (\$350)
  - ii) Second by Dwayne
  - iii) Vote:
    - (1) for: 7
    - (2) 1 abstain
    - (3) Estimated September completion
    - (4) HROA POOL
      - (a) Volunteers Monitors
      - (b) Receive shirt
    - (5) Pool Wrist-Bands
      - (a) 4 per household
      - (b) Motion to Order 2000 bands (\$440)
      - (c) Second: Will
      - (d) Vote: unanimous
      - (e) Patrick to create pool monitor & band procedure
    - (6) Surveillance options discussed
    - (7) Door hangers proposed for people needing to mow or put away trash cans
      - (a) Helps make homeowners aware
      - (b) For chronic violators only
      - (c) Board members assigned to distinct areas for monitoring
      - (d) Idea tabled in preference to postcards sent by property manager

8) Executive Session

- a) Preferred Association Management presentation
- b) Will made a motion to cancel PS Property contract
  - i) Second: Dwayne

- ii) Vote: unanimous
- c) New Property Manager
  - i) Goodwin:
    - (1) For: 6
    - (2) Against: 2

9) Adjournment called by Dwayne @ 10:20pm second by Joe