

Harris Ridge Owners Association
Board Meeting Minutes – August 10, 2010

The President, Toni Diaz, of the HARRIS RIDGE OWNERS ASSOCIATION, INC. hereby certifies that at 7:00 pm on August 10, 2010, the Monthly Board Meeting was held at 13108 Rochester Lane, Austin, Texas 78753.

Board members attending were Art Michel, Tracy Wernli, Karen Bell, and Toni Diaz. Association Manager, Carmen Glassinger of Goodwin Management and Jim Unruh of Auto Air (janitorial service) were also present. Meeting was called to order at 7:00 pm and the following business was conducted.

Review July '10 Board Meeting Minutes:

The Board reviewed the minutes from the July 2010 Board Meeting. Motion to approve the minutes was made by Art Michel. Tracy Wernli seconded the motion. The motion was approved and the July 2010 Board minutes was accepted.

Guest Speaker(s): Jim Unruh, Auto Air (janitorial service)

Mr. Unruh presented the Board with his proposal for trash pick-up, janitorial cleaning, and misc. maintenance for the HOA's common areas – playground, mailbox kiosk, and pool areas. His price for those services is April-September (twice per week) is \$525.00 per month and October-March (once per week) is \$325.00 per month.

Auto Air is currently servicing 13 HOAs and has been in business since 2002.

Tracy Wernli made the motion to cancel the contract of the current vendor (Yong's Cleaning - Ron Keever) and accept Auto Air's proposal. Art Michel seconded the motion. The motion passed 4-0.

Treasurer's/Finance Committee Report:

Currently the treasurer's position is vacant.

Manager's Report: Presented by Carmen Glassinger of Goodwin Management

The Board reviewed and discussed the financials and collections report and the Criterion lawsuit.

Financials - (Jan-July) Income: \$75,623, Expenses \$58,835, Net Fund Change \$16,788
Delinquent Accounts: \$11,038 (Commercial: \$6,057 and Homeowners: \$17,095)

Pest Control vendor (All American Pest Control) will reimburse the HOA for 4 keys and the re-keying of the dead-bolt cylinder and will not charge for their service.

The HOA's Motion for Summary Judgment against Criterion is scheduled for September 30, 2010.

Maintenance and Replacement Committee: Tracy Wernli

The Board discussed landscape design quotes from Kevin Woods Landscaping and Maldonado Landscaping. The Board also discussed restarting the Yard of the Month program. Board will revisit this program once the HOA's revamped website is up and running. Additionally, the Board discussed the website. Toni Diaz will meet with Eric of Bullet Media Online about revamping the website. His charge is \$600.00. He advised it would take about 1 week to complete.

Lastly, the Board discussed the situation with the retention pond at Josh Ridge and Harris Glen. Carmen suggested that Harris Ridge HOA and Harris Glen HOA share the cost of the yard maintenance. The Board asked Carmen to forward the suggestion to the Harris Glen property manager so she can forward it to the Harris Glen Board.

Carmen advised that homeowners on the perimeter of the HOA will be receiving courtesy notice regarding fence repairs/replacement.

Misc.:

Toni Diaz asked the Board if they wanted to have a function for the National Night Out in October. The Board agreed to have a Fall Festival instead of a National Night Out function. The Board agreed to set the festival for October 16th. Tracy Wernli made a motion to set the budget for the festival at \$2,000.00.

Adjournment:

Art Michel made a motion to adjourn the meeting. Toni Diaz seconded the motion. The meeting was adjourned. The next Board Meeting is scheduled for September 14, 2010 at Karen Bell's home at 1006 Hatteras, Austin, Texas 78753.