

**Harris Ridge Owners Association
May Board Meeting Minutes**

Date: 06/08/10

The Acting President of the HARRIS RIDGE OWNERS ASSOCIATION, INC. hereby certifies that at 7:00 pm on June 8, 2010, the Monthly Board Meeting was held at 13112 Bennington Lane, Austin, Texas 78753.

Board members attending were Art Michel, Rollie Sidla, Tracy Wernli, Erin Woodard, Alan Slivensky, and Toni Diaz. Association Manager Carmen Glassinger of Goodwin Management was also present. Meeting was called to order at 7:00 pm and the following business was conducted.

Review May '10 Board Meeting Minutes:

The Board reviewed the minutes from the May 2010 Board Meeting. Motion to approve the minutes was made by Art Michel. Rollie Sidla seconded the motion. The motion was approved and the May 2010 Board minutes was accepted.

Guest Speaker(s):

Rollie Sidla invited S. Smith(we1508) to attend the board meeting to discuss her outstanding balance on her account. Ms. Smith was scheduled to appear at 8:00pm. She did not show up.

Treasurer's/Finance Committee Report: Rollie, Treasurer

Beginning cash balance for May'10 was \$112.6K.
Ending cash balance for May'10 was \$103.9K.
Currently we are \$9K under budget.

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

The Board discussed homeowner past due accounts. The past due accounts for homeowners totaled \$8.7K, a decrease of \$1.3K from March's total.

The Board discussed yard violations. The Board discussed the option of a forced tree trimming for 1213 and 1215 Briargate. These homes were deemed the worst of the offenders. Goodwin notified these homes of their violations and no action has been taken by the homeowners to date. Carmen advised that she could contact American Arbor to get a tree trimming quote. Toni Diaz advised the Board that she would contact the city's Code Enforcement Division to see what assistance they can provide. Art Michel made a motion to have Carmen get a quote from American Arbor and if the quote is acceptable advise the homeowners that they have 10 working days to remedy the violation for the amount of the quote will be assessed to their homeowner's account. Toni Diaz seconded the motion. The motion passed 6-0.

Rollie Sidla made a motion to follow the fine schedule for homeowners that have received attorney letters for lawn maintenance violations that have not remedied their violation to date. Art Michel seconded the motion. The motion passed 6-0.

The Board reviewed quotes from Control Security and Surveillance for video camera installation at the pool area. The company quotes were \$2.5K and \$3.7K. The Board discussed other possible solutions, such as private security patrols, to combat problems occurring at the pool, that include, rowdy teenagers, foul language, and trespassers. The Board took no action on the quotes and will continue to monitor the issues at the pool.

Maintenance and Replacement Committee: Tracy Wernli

The committee was still waiting on quotes for a deck at the pool area. The deck will be built in the far right corner into the trees to cover the dirt and tree roots.

Misc.: Criterion Harris Ridge Apts. Lawsuit

The HOA's attorney, Adam Pugh, sent Criterion our requests for discovery. They have on or before June 14, 2010 to respond to our discovery. No other action has occurred.

Adjournment

Toni Diaz made a motion to adjourn the meeting. Art Michel seconded the motion. The meeting was adjourned. The next Board Meeting is scheduled for July 13, 2010 at a site to be determined.