

March 2010 Harris Ridge
Board Minutes

Date: 03/09/2010

Place: 13112 Bennington Lane (Rollie's House)

Present:	Art	Absent:	Doug
	Rollie (1 proxy - Doug)		Toni
	Tracy		Dwayne
	Erin		
	Carmen, Property Mgr.		

Meeting was called to order at 7:00 pm.

Review Feb. '10 Board Meeting Minutes:

The Board reviewed the minutes from the February 2010 Board Meeting. Motion to approve the minutes was made by Tracy. Erin seconded the motion. The motion was approved and the February 2010 Board minutes was accepted.

Home Owners' Concerns:

John Thai, 13116 Bennington Lane homeowner, requested the Board waive his late fees. His late fees totaled \$150.00. He changed his mailing address when Goodwin Management took over from PS Property Management. His mailing address did not get changed. He paid his past due assessments and signed up for the auto draft option. Prior to the management change, his account was current. Rollie made a motion to waive Mr. Thai's late fees. Art seconded the motion. The Board approved to waive Mr. Thai's late fees 5-0, includes Rollie's proxy from Doug.

Treasure's Report: Rollie, Treasurer

The Board reviewed the financials prepared by Rollie. The beginning cash for February 2010 was \$102K and the ending cash balance was \$99K. Erin made the motion to accept the Financial Report. Art seconded the motion. The February 2010 financials were accepted with a vote of 5-0.

Property Manager's Report: Carmen, Goodwin Mgmt.

The Board reviewed Goodwin Management's Financial Statement for the February 2010. Our income was \$26K and our expenses were \$14K which resulted in a fund change of \$11.9K. The ending balance for the month was \$99K. Delinquent accounts total \$12K (\$8.9K = Homeowners and \$3.2K = Commercial).

Carmen requested a quote from Brian of KST Electric for the installation of a light pole, tree lights (if possible), and 2 electrical outlets.

Carmen asked the Board about what they planned to do about the former mailbox site on Weatherford and Rochester. There are concrete bases in the ground and bare spots. Since there may be a possibility that the concrete bases go deep underground and the removal of those bases may cause more damage to the lawn, the Board decided to wait until the owner contacts the property manager to work out a mutual solution.

Maintenance Committee Update: Tracy

Reviewed Richard Quinonez' quote for the following pool area items: paint and sand the restroom stalls, paint and sand the restroom entrance doors, replace and install men's urinal, patch the brick in the men's restroom, and paint the pool metal fence. Total cost for the repairs are \$2,700.00. Art made a motion to accept Mr. Quinonez' quote on the items mentioned. Erin seconded the motion. The Board approved Mr. Quinonez' quote 5-0, included Rollie's proxy from Doug.

Tracy advised the Board that the Committee met with Justin Bishop from Maldonado's Landscaping to find out what types of services they could provide the HOA in improving and adding to the landscaping in the playground, main mailbox, and pool common areas. Justin Bishop is a landscape designer at Maldonado's Austin office. He advised that the design fee is waived if Maldonado does the work. The committee plans to measure the area notated above in order to keep costs down.

Misc.:

Annual Meeting is scheduled for 4/13/10 at the High Pointe Baptist Church located at 12030 Dessau Road. Erin agreed to bring pastry items and Tracy agreed to bring drinks for the meeting. Tracy will create signs and post them at the main mailbox and Enclave mailbox areas.

Adjournment:

Tracy made the motion to adjourn the meeting. Art seconded the motion. Meeting was adjourned. Next meeting is scheduled April 13, 2010 at the High Point Baptist Church located at 12030 Dessau Road.