

**Harris Ridge Owners Association  
May 2010 Board Meeting Minutes**

Date: 05/11/10

The Acting President of the HARRIS RIDGE OWNERS ASSOCIATION, INC. hereby certifies that at 7:00 pm on May 11, 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, Karen Bell, and Toni Diaz. Association Manager Carmen Glassinger of Goodwin Management, Adam Pugh of Slater Kenyon, and Tony Charmoli were also present. Meeting was called to order at 7:00 pm and the following business was conducted.

**Review March '10 Board Meeting Minutes:**

The Board reviewed the minutes from the March 2010 Board Meeting. Motion to approve the minutes was made by Toni Diaz. Rollie Sidla seconded the motion. The motion was approved and the March 2010 Board minutes was accepted.

**Guest Speaker(s):**

Adam Pugh, association attorney from Slater Kenyon, was present to discuss the lawsuit filed by Criterion Harris Ridge Apartments. Criterion owns 28 acres on the corner of Howard Lane and Dessau (north of the Enclave). They were one of three commercial properties that were discovered to be in our homeowners association last summer. At the direction of the Board of Directors, Adam Pugh requested Criterion to pay approximately 15k in dues for the past seven years. Their title company paid the amount requested.

Criterion is suing the HOA alleging that they filed the necessary instruments to withdraw from the HOA in 2001. They are not seeking to recover the \$15K they paid to the HOA last year. Criterion currently owes the HOA \$4K for past dues dating back to August '09.

Rollie Sidla made a motion to allow Adam Pugh to file an answer to the lawsuit. Art Michel seconded the motion. The motion was approved 7-0.

**Election of Board Officers and Members:**

Rollie Sidla made a motion to nominate Toni Diaz for president and Tracy Wernli for secretary. Karen Bell seconded the motion. Motion was approved 7-0. Tracy Wernli made a motion to nominate Erin Woodard for vice-president. Toni Diaz seconded the motion. The motion was passed 7-0. Tracy Wernli made a motion to nominate Alan Slivensky for board member. Art Michel seconded the motion. The motion was passed 7-0. Tracy Wernli made a motion to nominate Rollie Sidla for Chairman of the Board and Treasurer. Art Michel seconded the motion. The motion was passed 7-0.

The 2010 Board Officers are as follows:

Toni Diaz, President  
Erin Woodard, Vice President  
Rollie Sidla, Chairman of the Board and Treasurer  
Tracy Wernli, Secretary

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

Discussed past due accounts. Past due accounts for homeowners total \$10K. Tracy Wernli made a motion to proceed to file for foreclosure for homeowner HA1009. Toni Diaz seconded the motion. The motion passed 7-0.

Rollie Sidla made a motion that he be given time to contact homeowner we1508, ha1102, and bl1110 before proceeding to sending them a Notice of Foreclosure. The motion was seconded by Art Michel. The motion passed 7-0. The Board agreed to give Rollie until the next board meeting to make contact with the aforementioned homeowners.

**Maintenance and Replacement Committee: Tracy Wernli**

Tracy Wernli made a motion to spend \$600.00 for the purchase new pool furniture. Toni Diaz seconded the motion. The motion passed 7-0.

**Adjournment**

Rollie Sidla made a motion to adjourn the meeting. Art Michel seconded the motion. The meeting was adjourned. The next Board Meeting is scheduled for June 8, 2010 at 13112 Bennington Lane, Austin, Texas 78753.