

Harris Ridge Owners Association
Board Meeting Minutes

Date: 12/08/09

Place: 13108 Rochester Lane (Toni's House)

Present:	Rollie	Toni	Dwayne	Absent:	Art
	Erin	Barbara	Carmen (GMI Mgr.)		
	Tracy	Doug			

Meeting was called to order at 7:00 pm.

Nov. '09 Board Meeting Minutes:

Board reviewed the minutes. Corrections were made under the Treasure's Report section. Erickson & Demel was replaced by Tilson and the allocation of 16K to the reserve fund was added. Motion was made to approve with the corrections. Motion was made by Toni. Dwayne seconded. Motion was passed and the minutes were accepted.

Guest Speaker: Gene Theriot (G Tex S)

Reviewed and discussed Gene's quote for additional work at the pool area. Board approved for the following work to be done:

Install signs at bathroom doors	Replace soap dispenser in men's bathroom
Tighten/replace all fixtures	Repair swimming pool rails
Resurface changing benches	Paint interior of bathrooms
Replace outside pool lights	

Home Owners' Concerns:

Discussed collections report.

Treasure's Report: Rollie

Completed projects cost was \$80.7K. Ending cash was \$92.8K. Motion was made to approve the Treasurer's Report. Barbara made the motion. Toni seconded the motion. Motion was approved.

Property Manager's Report: Carmen, Goodwin Mgmt.

Received quotes to trim the trees at the pool. American Arbors was the lowest bid. Dwayne made the motion to accept American Arbors' quote. Rollie seconded the motion. Motion was passed. Board approved American Arbors to trim the trees at the pool for \$947.19.

Discussed Proscapes' quote for dirt fill and planting grass underneath the trees and creating a shrub hedge along the Howard Lane side of the Playground. The quote was to install 3 yards of garden mix soil and plant 1 ½ pallets of Bermuda grass and creating a hedge of primrose jasmine (32) and hardwood mulch. The quote was for \$1,584.78.

The Board decided not to act on Proscapes' quote at this time.

Maintenance Committee: Rollie

Rollie bought signs for the electrical enclosure. He will put them up.

Requested Carmen obtain quotes for the faucet and electrical outlets for the mailbox and playground areas.

Discussed Proscap's lawn maintenance contract. Tracy and Rollie will meet with Proscap to see if they will revise the number of visits. Under the current contract, Proscap is scheduled to come 42 times a year. Each visit costs the HOA \$527.14/visit; \$1,845.66/month.

Adjournment:

Dwayne made the motion to adjourn the meeting. Doug and Toni seconded the motion. Meeting was adjourned.