

**Harris Ridge Homeowners Association  
Board of Directors Meeting Minutes  
January 13, 2008**

1. The Board of Director's meeting was held at the home at Rollie Sidla and was called to order at 7:00 pm by Dwayne Wheatley. A quorum was noted.

Members Present:

Dwayne Wheatley, President  
Toni Diaz, Vice President, Acting Secretary  
Rollie Sidle, Treasurer  
Barbara Lazard  
Doug Cowan  
Erin Woodard  
Tracy Wernli

Absent

Will Simpson (Rollie has proxy)  
Joe Rawlinson (Rollie has proxy)

Guests

Mr. Mike Oliver	1113 Blue Fox
Mr. Sam Aguilar	13302 Fieldgate
Mr. Adam Pugh,	Attorney

2. Minutes

The December meeting minutes were approved. Dwayne made the motion to approve minutes.

3. Homeowner Concerns

- a. Mr. Oliver came before the Board to discuss his HOA account. The Board agreed to remove late fees however, Mr. Oliver must correct his maintenance violations by March 1. Dwayne motioned and Rollie seconded to zero out his account. Approved by all.
- b. Mr. Aguilar came to the Board to discuss his HOA account. There were some fines late fees from PS Property management. The Board removed some fines and late fees however, Mr. Aguilar does owe \$328.00 in dues. Mr. Aguilar must pay this before January 31 and sign up for automatic withdrawal. Dwayne motioned and Rollie second to zero out his account. Approved by all.

- c. Toni asked the Board to remove a fine and late fee that was from PS Property Management. The Board agreed to remove fines and a late fee. Dwayne motioned and Rollie seconded to zero out her account. Approved by all. Toni abstained.

#### 4. Harris Ridge Survey & Lots

##### Delinquent Accounts- Collections & intent to Lien Notices

- a. Adam Pugh was asked by HOA & property management to look over the property that Harris Ridge HOA had prevue over. He had the property drawn out over a tax map and the result is that there are four commercial properties that are in the association but have not been billed for several years.

1. Dell Computer- Although not properly recorded with the County there is an agreement/settlement letter dated Oct 98 between Dell and Ridge Investors for \$70,000. This agreement allowed Dell to withdrawal from association. The agreement was signed by Ed Keller and Everett Caldwell.

2. The other commercial areas are

a. Everest Property	1.577 acres	\$1768.68	2003- Present
b. Nguyen (Vina Plaza)	18.98 acres	\$9528.77	2006 - Present
c. Criterion Limited Partnership	24 ¼ acres	\$10700.00	2003 - Present

Mr. Pugh said that Everest and Criterion could argue that the statue of limitations had passed for to collect dues for 2003 and 2004 however, he still would ask for the money. Mr. Pugh suggested a soft but firm letter to collect back HOA dues. "We have a new management company and it's come to our attention that our old management company didn't bill you and we have calculated that you owe us this much money. We are willing to accept monthly payments for 6, 12 months or are willing to accept full and final payment of xxx. " Please remit this amount in 30 days. If payment hasn't been made in 30 days the Board has instructed me to file a lien and then foreclosure". He said the Board had a fiduciary duty to the association to collect the back dues.

Ridge Investors has been paying even though they weren't getting billed and their account is being worked out. Mr. Pugh did not have all the information at the time of the meeting. Carmen had received a call from a title company about Ridge Investors selling their property and wanting an account. Goodwin set up an account however, the deal did not go through and Goodwin never collected the dues. Ridge Investors owe about \$1800.00 and they have received a statement.

Rollie asked how much dues were owed before any discounting and the amount was \$23,000 - \$24,000.

Toni asked Carmen if Goodwin was going to start billing these properties from now on. Carmen replied "yes".

Rollie asked Mr. Pugh how much cost had been incurred. Mr. Pugh did not charge to attend the meeting the only cost has been the survey (\$1400.00) to determine what properties were part of the association

Rollie asked Mr. Pugh how much the attorney's fees would be and Mr. Pugh said no more than \$500.00. His rate is \$225.00 an hour. Rollie asked what the association would do after the letters were written. The association would do nothing else until we have a response.

Rollie asked if the association will have to do something in the future for these commercial properties. Mr. Pugh said that association is not obligated to do anything for them just like any other homeowner. The association would just maintain the common areas.

- b. Mr. Pugh discussed his collection process and fees. He is able to retrieve information from Goodwin Management electronically and this keeps costs down.

First contact	Intent to File Lien letter fee is \$31.00, \$25.00 for the letter and \$6.00 for postage.
Second contact	File lien is \$160.00 + lien filing fee which is approximately \$20.00.
Third contact	Intent to foreclose letter/foreclosure

Rollie asked about the 10 day demand payment which is \$200.00. The demand payment plus the attorney's fees could be over \$500.00. That charge is for Goodwin Management and Mr. Pugh's total fee would be approximately \$210.00.

#### 5. Treasurer Report

Rollie went over the income statement year to date. The association received a refund from the amended tax return of \$ 20,058.00. Rollie proposed the Board approve the financials for December and the year. Dwayne seconded vote was unanimous. Carmen put together a couple of bids for fencing like The Enclave. The fencing would be between \$30,000 and \$50,000 per side. The association would have to get permission from every individual property owners and all might not agree. Traci would like to replace the playground as a priority instead of the perimeter. Rollie would like make a presentation and take a vote at the annual meeting to replace the perimeter fence.

#### 6. Property Manager Report

Carmen went over common area items and financials – (July – December)

Dwayne made a motion to accept the proposal from Crystal Clear pools to repair pools Tracy seconded the motion vote was unanimous.

#### 7. Meeting was adjourned.