

**Harris Ridge Owners Association**

**March Board Meeting Minutes**

Date: 03/10/09

Place: Doug's House @ 1106 Faircrest

Present: Doug Erin  
Tracy Dewayne

Absent: Will Rollie  
Barbara

February '09 Board Meeting Minutes

Reviewed by the board members present.  
Dewayne made a motion to approve.  
Erin seconded the motion.

Motion was approved by the board members present.  
Minutes accepted.

Property Manager's Report

Carmen, Goodwin Mgmt., reported to the board February's activity.

Resurfacing of the pool was completed.  
Pool vendor advised of the need to replace or repair the pool pump.

Dewayne made a motion to have the pool pump replaced and requested Goodwin Mgmt to ask the pool vendor if there is approved pool pumps that is on the City of Austin's rebate list. If not, then the vendor is authorized to replace the pool pump.

Motion was seconded. Motion was approved by the board members present.

Month End and Balance Sheet

Pool repair was slightly higher than estimate due to additions the board approved in January '09.

Collections

Goodwin Mgmt. created the 4 new commercial accounts that Adam Pugh is currently trying to retrieve past due HOA assessments.

Goodwin Mgmt. received HOA assessment from Ridge Investors.

Nguyen Properties spoke with Goodwin Mgmt. regarding the letter received from Adam Pugh.

Reviewed delinquent accounts.

The Board discussed revising their late charge fee and policy. Currently a \$15.00 fee is charged every month to homeowners who have failed to pay their assessments.

Doug made a motion to access a \$15.00 late fee on late HOA assessments once a quarter effective April 15, 2009.

Toni seconded the motion. Motion was approved by the members present.

Tracy made a motion to delete PS Property Mgmt.'s balances forward on all accounts that contained them. Doug seconded the motion.

After much discussion, the Board voted as follows:

Dewayne – NO	Tracy – YES
Will (proxy) – NO	Doug – YES
Rollie (proxy) – Abstain	Toni – YES
	Erin – YES

Motion passed, Property Mgmt.'s balances forward will be deleted from the appropriate accounts.

On 2/13/09, Adam Pugh sent out Intent to File Lien letters to homeowners who owe assessments on 2 or more quarters.

Dewayne spoke with Randy at Goodwin Mgmt. about their \$200.00 collection fee charged to the delinquent homeowners who received the Intent to File Lien letters. He advised Randy that the board did not authorize Goodwin Mgmt. to make the charge and requested Goodwin not utilize said charge. Randy agreed not to assess the charge.

#### Annual Meeting

Discussed possible agenda items:

- 1 Neighborhood Watch Program
- 2 Playground Improvement Committee
- 3 Election of Board Members (2 openings)
- 4 Possible Guest Speaker – City Code Enforcement

The Board agreed to give-away 4 \$50 VISA gift cards and get refreshments.

Erin volunteered to get the gif cards.  
Toni volunteered to get the refreshments.

#### Misc.

Tracy resigned her seat on the board. The resignation was accepted. Dewayne made a motion to appoint Tracy to Joe's vacant board seat. Toni seconded the motion.

Motion was approved by the board members present.

The Board discussed the pool opening and Annual Neighborhood Garage Sale.

Pool opening was agreed upon to be on May 1, 2009.  
Garage Sale was agreed upon to be on April 25, 2009.

#### Executive Session Adjournment

Dewayne made a motion to adjourn the meeting. Erin seconded the motion. Meeting was adjourned.