

**Harris Ridge Owners Association
November 2009 Board Meeting Minutes**

Date: 11/10/09

Place: 13112 Bennington Lane (Rollie's House)

Present: Rollie Art Dwayne Absent: Toni
Erin Barbara
Tracy Doug

Meeting was called to order at 7:00 pm.

Oct. '09 Board Meeting Minutes:

Board reviewed the minutes. Motion was made to approve. Motion was seconded. Motion was passed and the minutes were accepted.

Home Owners' Concerns:

Doug asked if it is a violation of the covenants and deed restrictions to have chickens in your backyard. He has heard chickens in the neighborhood.

City of Austin does allow homeowners to have chickens. Harris Ridges' covenants and deed restrictions do not allow chickens in the neighborhood. The Board can grant variances to homeowners that want to have chickens. Board will decide on a case by case basis.

Backyard fences along Harris Glen.

Several Board members advised the Board that several of the wooden fences along Harris Glen are in need of repair or replacement.

Board will advise Carmen to send out violation notices to the respective homeowners.

Oliver house update.

Dwayne contacted the City of Austin Code Enforcement Division to inspect Mr. Oliver's house. The inspector came out and found no violations in Mr. Oliver's front yard. He was not able to inspect Mr. Oliver's backyard. Mr. Oliver requested that the inspector come back the following week to inspect the backyard.

Treasure's Report: Rollie

Board discussed the requirements of having an annual audit. According to the HOA's bylaws, the Board is required to have an audit done by a licensed CPA firm every year. Previous Boards have not followed this bylaw requirement in the past. According to Carmen and Adam, most HOAs do an audit every 3-5 years.

The last audit was completed by Tilson (corrected). Their quote to do an audit is approximately \$2,500.00 for each year.

Board discussed the feasibility of amending the bylaws of the audit requirement at the HOA's annual meeting in March. According to the bylaws, the bylaws could be amended with a majority vote of the members present.

Doug requested Rollie to get a quote from Erickson and Demel's on a multi-year annual audit.

Dwayne made a motion to approve the Financial Report. Motion was seconded by Doug. Motion was passed.

Board discussed the 2010 budget and dues. The Finance Committee submitted four different options and consequences.

Barbara made a motion to accept Option 2 which would increase the dues to \$61.00 a quarter and allocate 16K to the reserve fund (corrected). Doug seconded the motion. Motion passed. Vote was 5 yes, 1 no (Dwayne), and 1 undecided.

Property Manager's Report: Carmen, Goodwin Mgmt.

Carmen was not present due to illness.

Maintenance Committee: Rollie

Mailbox update.

Concrete slab has been poured. Crepe Myrtles were replanted. Light pole was relocated to the playground.

In order to construct the slab, the contractor had to cut back into the land, consequently, a ledge developed. The Board discussed ways to deal with the ledge. A retaining wall would cost approximately \$2,600.00. The Board requested Rollie meet with Proscapes to get a quote and landscaping options. The Board will re-visit the issue in the next board meeting.

Rollie presented his mailbox plan.

Dwayne made a motion to accept Rollie's mailbox plan. Motion was seconded by Art. Motion passed.

Playground Committee: Tracy

Tracy and Rollie went out to meet with Bill and Ivan of Playground and Shade Structures to see the playground components and to discuss the schedule.

Playground and Shade Structures will start the demolition on 11/12/09 and begin the install on 11/16/09. Playground will be closed from 11/12/09 thru 11/19/09.

Misc.:

Rollie discussed getting replacement signs for the electrical enclosure. Doug advised to visit www.granger.com.

Adjournment:

Dwayne made the motion to adjourn the meeting. Barbara seconded the motion. Meeting was adjourned.