



**MINUTES OF A REGULAR MEETING OF THE  
STEINER RANCH RESIDENTIAL OWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS  
NOVEMBER 29, 2007**

A regular meeting of the Board of Directors of the **STEINER RANCH RESIDENTIAL OWNERS ASSOCIATION**, a Texas Non-Profit Corporation, was called to order by Director Pellerin on Thursday November 29, 2007, at 6:04 PM, at the Steiner Ranch Towne Square Community Center, Austin, TX.

**The following Directors were present establishing a quorum:**

Phillip Busker, President  
Brian Pellerin, Vice President  
Rob Carruthers  
Dave Marks

**The following Director was absent:**

John Carter

**Also present was:**

Brett Taylor, Executive Director  
Sharon Adams, Community Coordinator

**Acceptance Of Minutes**

The Board reviewed the Minutes of the October 25, 2007 Board of Directors meeting. After a brief discussion a motion was made by Director Carruthers; seconded by Director Marks, and passed unanimously, 4/0. It was;

**RESOLVED**, that the minutes of the October 25, 2007, Board of Directors meeting are approved.

**Financial Report**

The Board reviewed the financials for October 2007, provided by Ms. Beverly Dahlem, CPA.

Discussed the following changes

- 6304 Janitorial Services should be included in the Management Fee Agreement
- 6408 Lifeguard Service and 6416 Pool Contract may be mixed, please research

The Board discussed the budget and assessment rate for 2008. Mr. Taylor informed the Board that due to cost of living increases and gas surcharges over the last two years passed on by the contractors/vendors utilized by the SRMA, as well as other factors, their Board raised the annual assessment rate \$30.00 to from \$640.00 to \$670.00.

The Board discussed the similar contractor/vendor cost increases the SRROA has experienced and discussed their desire to remain at the same assessment level as the SRMA in order to help facilitate a less complicated transition from two associations to one should that desired goal be attained.

After a brief discussion a motion was made by Director Pellerin to increase the 2008 Assessment Rate to \$670; seconded by Director Busker, and passed unanimously, 4/0. It was;

**RESOLVED**, that the annual 2008 Steiner Ranch Residential Owners Association Assessment will be set out \$670 annually.

After a brief discussion to add \$2,500 toward web design, Director Carruthers made a motion to approve the 2008 SRROA Annual Budget with changes; seconded by Director Marks, and passed unanimously, 4/0. It was;

**RESOLVED**, that the 2008 Annual budget is approved with changes.

The Board reviewed the delinquent report. The Association has filed or is in the process of filing liens on everyone who is delinquent. The Board requested staff to enter a more comprehensive history in the "notes" section, so they better understand the status of the Lien Process for each homeowner.

### **Committee Reports**

#### **A. Architectural Committee**

The Architectural Modifications Report and the Violation Report were reviewed by the Board.

#### **B. Communications Committee**

Director Carruthers gave the report. The Board discussed the need to have a January meeting with the Communication Committee. Director Carruthers has the names of homeowners interested in this committee and will contact them.

#### **C. Facilities Committee**

The Board reviewed the Facility Committee Minutes from November 6 2007. The Board discussed the list of Maintenance and would like to group all pool decking together. The Board would like to have a Landscape Architect come in and bid a Master plan at the John Simpson Community Center.

#### **D. Social Committee**

The Board reviewed the Social Committee Minutes from November 2007.

### **Executive Director Report**

#### **A. Executive Director's Report**

The Board reviewed the report. Mr. Taylor briefed the Board on the activities of the landscape maintenance company, the various projects underway at the Community Centers and Lake Club. Mr. Taylor informed the Board the basketball court light pole should be delivered and replaced.

The Board discussed receiving Flow Meter Reports from the Maxicom System. The Board would like to have report similar to the ones used a few years ago.

Mr. Taylor briefly presented an update on the Western Rim lawsuit.

**B. Action Items List**

The Board reviewed the list and did not add any new “action items”.

**Old Business**

**A. Proposed Merger with SRMA**

The Board reviewed and discussed the memo from Armbrust & Brown regarding the SRROA Merger into SRMA. The Board will discuss plans to move forward at their next Board meeting.

**New Business**

**A. Installation of Trees**

The Association has received request from Lisa Zucker of 3004 Burks asking the Board to install trees in a common area behind her house due to the Commercial trash cans being emptied at all hours between midnight and 5:00am. The Board stated trees would not lessen the impact of the noise nuisance directed Mr. Taylor to contact the Commercial entity and ask to have the dumpsters emptied during normal construction hours during the day.

THERE BEING NO FURTHER BUSINESS TO DISCUSS DIRECTOR CARRUTHERS  
ADJOURNED THE MEETING AT 8:11PM. THE NEXT REGULAR MONTHLY  
MEETING IS SCHEDULED FOR JANUARY 31, 2008.

\_\_\_\_\_  
Phillip Busker, President

\_\_\_\_\_  
Date