



**MINUTES OF A REGULAR MEETING OF THE
STEINER RANCH RESIDENTIAL OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS
OCTOBER 25, 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 October 25, 2007, at 6:21 PM, at the Steiner Ranch Towne Square Community Center, Austin, TX.

The following Directors were present establishing a quorum:

Brian Pellerin, Vice President
Rob Carruthers
John Carter
Dave Marks

The following Director was absent:

Phillip Busker, President

Also present was:

Brett Taylor, Executive Director
Sharon Adams, Community Coordinator
Bill Burbach, Resident

Resident Comment

Bill Burbach of 3704 Rip Ford Court has some concerns over the recent tree clearing of Mixed Use #4. He wants the Board to be aware that this area is starting to be developed and would like the Board to inquire the Developer what the plans are for this area. His concerns include, the Commercial building being too close to the back property line and being too tall. The Board asked Mr. Taylor to inquire what type of building is planned for Mixed Use #4.

Acceptance Of Minutes

The Board reviewed the Minutes of the September 27, 2007 Board of Directors meeting. After a brief discussion a motion was made by Director Marks; seconded by Director Carter, and passed unanimously, 4/0. It was;

RESOLVED, that the minutes of the September 27, 2007, Board of Directors meeting are approved.

Financial Report

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

The Board reviewed the delinquent report. The Association has filed liens on anyone who is delinquent.

The Board discussed moving forward with the Maxicom reimbursement.

The Board discussed the Garbage Collection Contract. IESI's bid was \$1 per household lower than Red River's bid.

Committee Reports

A. Architectural Committee

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

B. Communications Committee

Director Carruthers provided a report with currently 1,469 participants on the list serve Ms. Adams has requested the web host to renew the domain name and change the contact information to the Association.

C. Facilities Committee

The Board reviewed the Facility Committee Minutes from October 2, 2007. The Board discussed the list of Maintenance Items and approved many of the "Safety Items" for repair immediately including; adding gravel, replacing swings, replacing pool handrail & rockwork around mailboxes. The Board requests the Facility Committee prioritize the remaining items.

D. Social Committee

The Board reviewed the Social Committee Minutes from October 9 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.

The Board briefly discussed the 2008 Assessment Rate stating they should consider staying in line with the SRMA Assessment Rate.

B. Action Items List

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

Old Business

A. Proposed Merger with SRMA

Mr. Taylor stated the SRMA attorney has not provided a scope of work regarding the proposed merger. Mr. Taylor will contact their attorney to try to acquire the scope of work.

B. 2008 Draft Budget

The Board discussed the 2008 Draft budget and recommends the following changes:

- Add \$2,000 to Acct # 6132 Website Setup/Maintenance
- Deduct \$2,000 from Acct #6306 Legal – General

New Business

A. Movie in the Park Advertising Request

The Association has received an update from Craig Buchner stating that attendance at the Movie in the Park was significantly lower and feels it is due to not being able to put out signs advertising the event.

THERE BEING NO FURTHER BUSINESS TO DISCUSS DIRECTOR CARRUTHERS ADJOURNED THE MEETING AT 9:11PM. THE NEXT REGULAR MONTHLY MEETING IS SCHEDULED FOR November 29, 2007.

Brian Pellerin, Vice-President

Date